HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Vancouver and Abbotsford CMAs

Date Released: October 2016

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will pro de insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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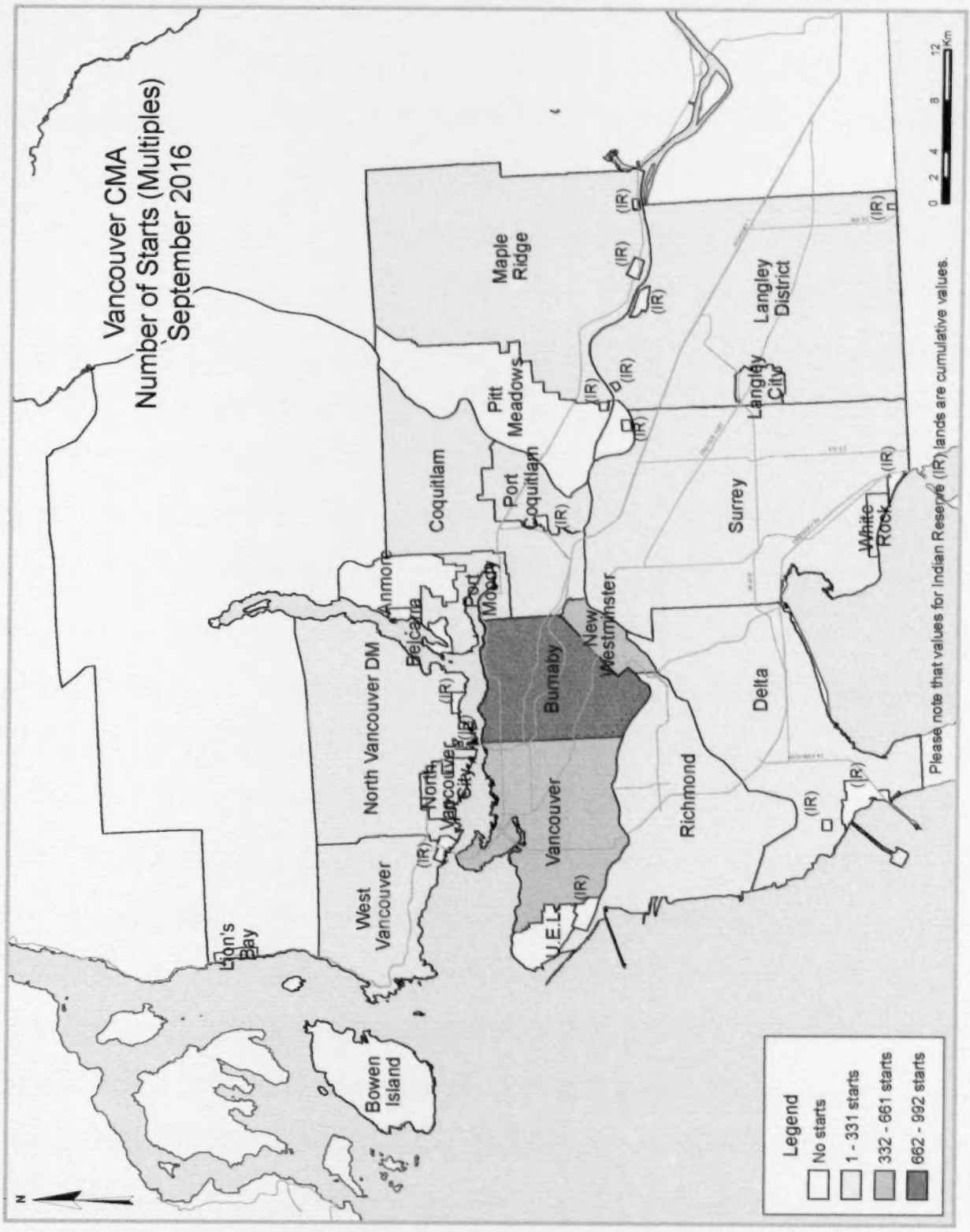
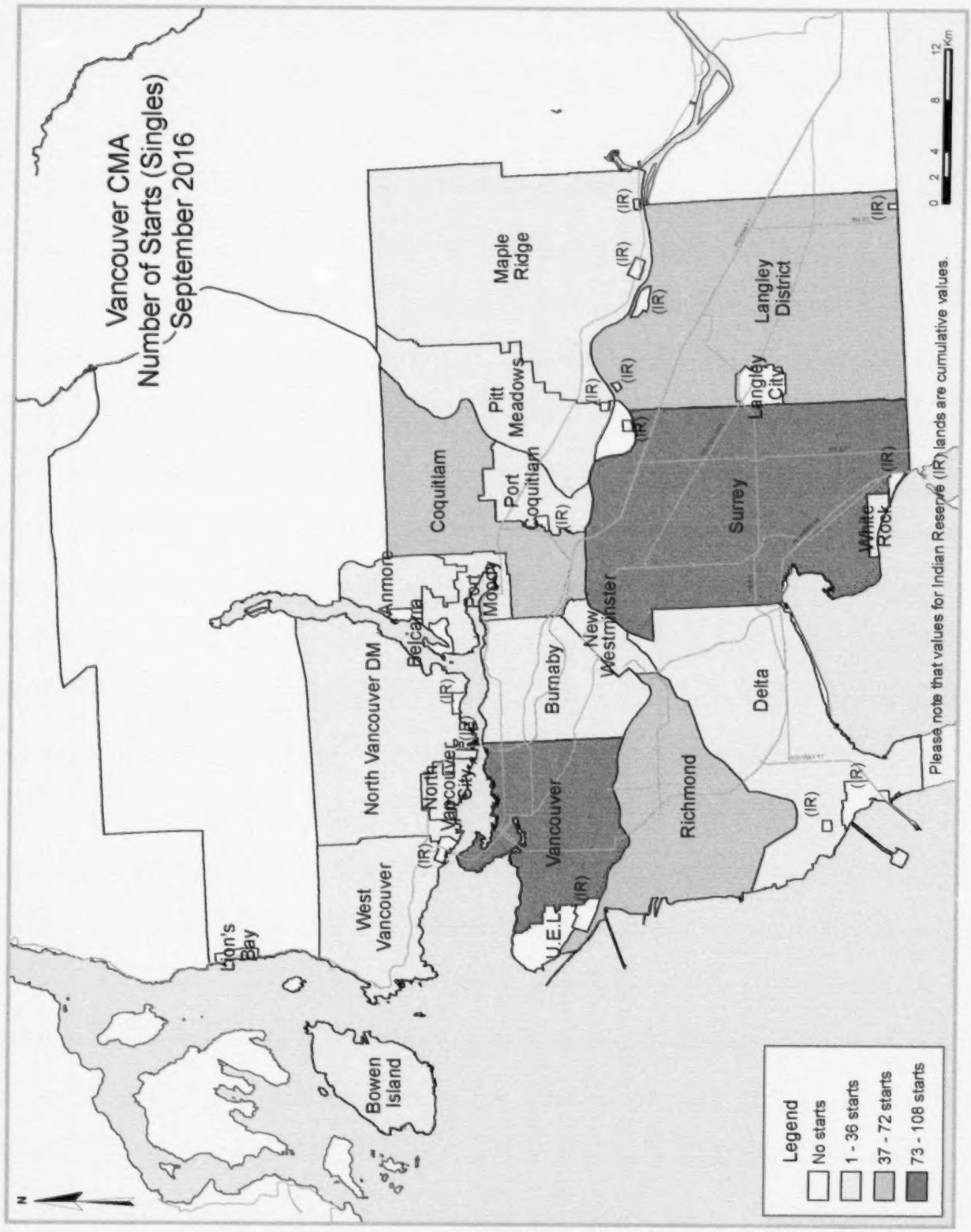
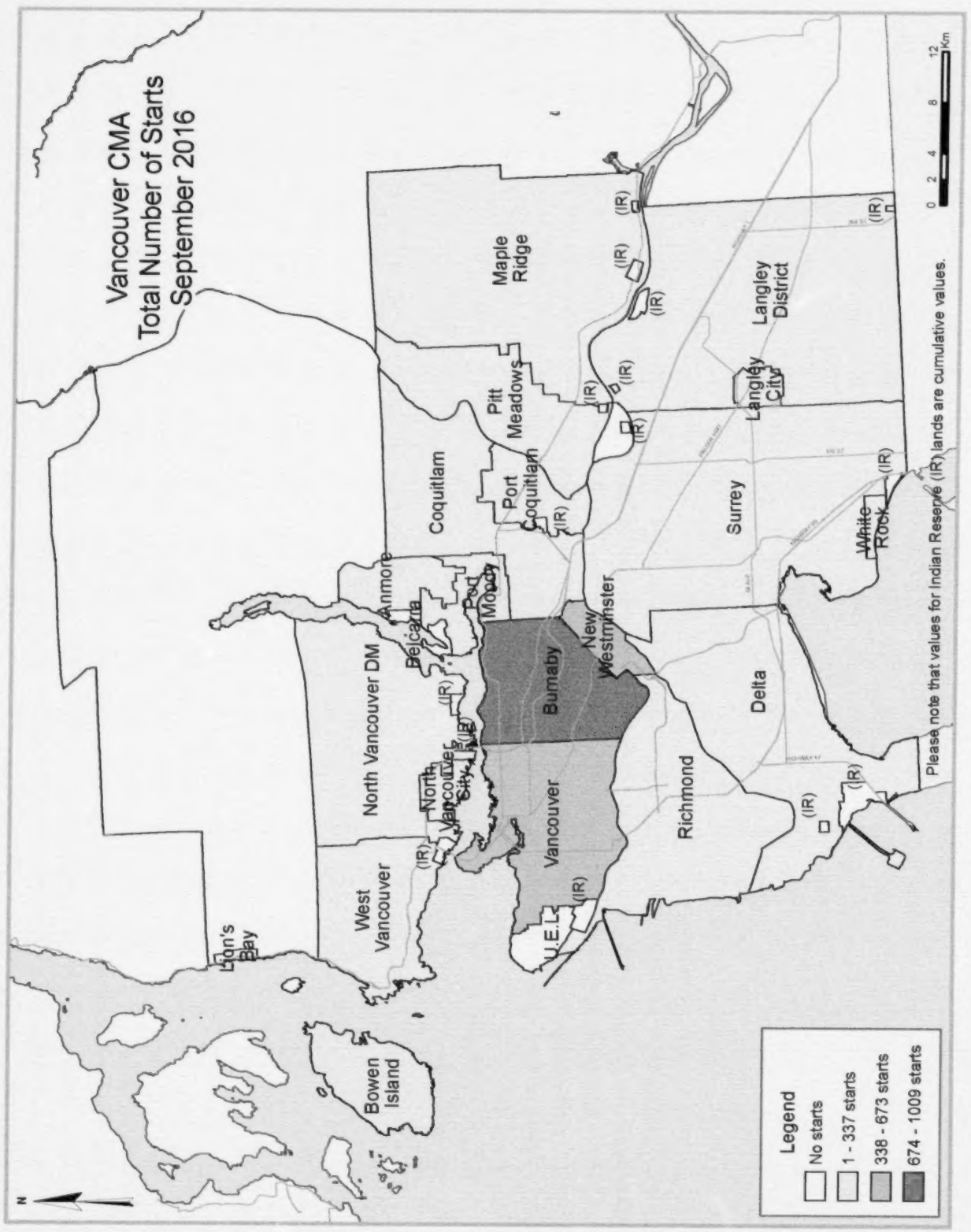
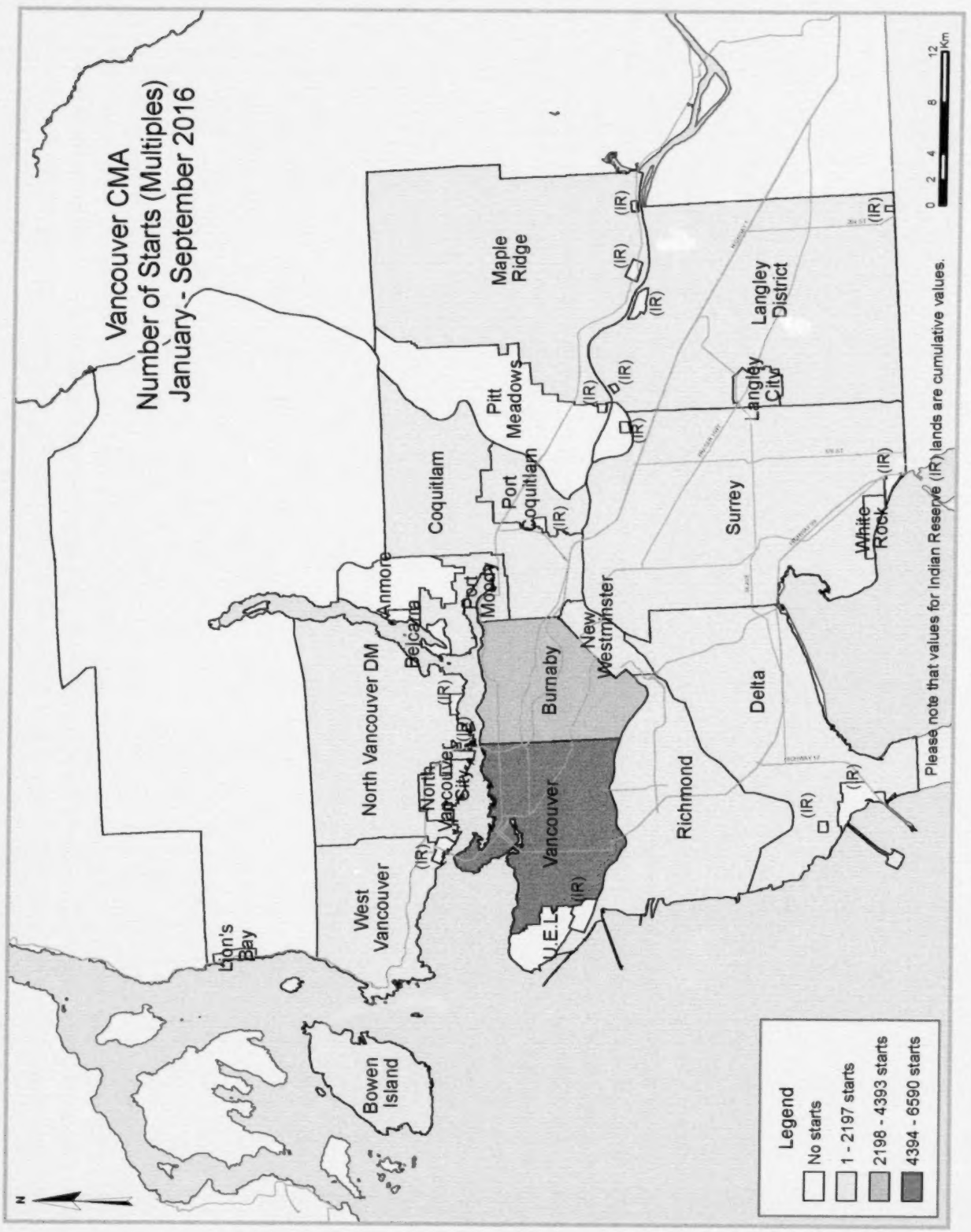
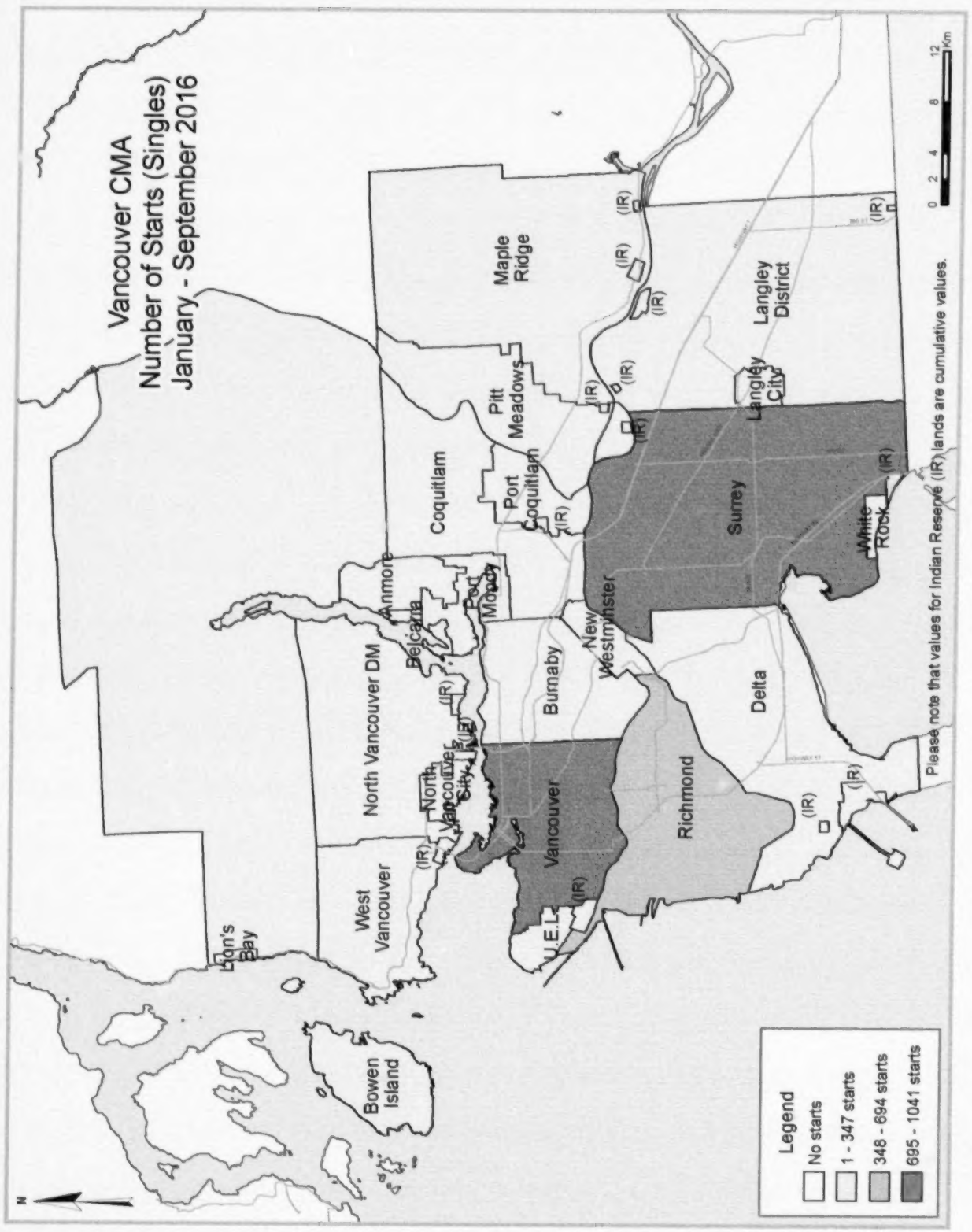
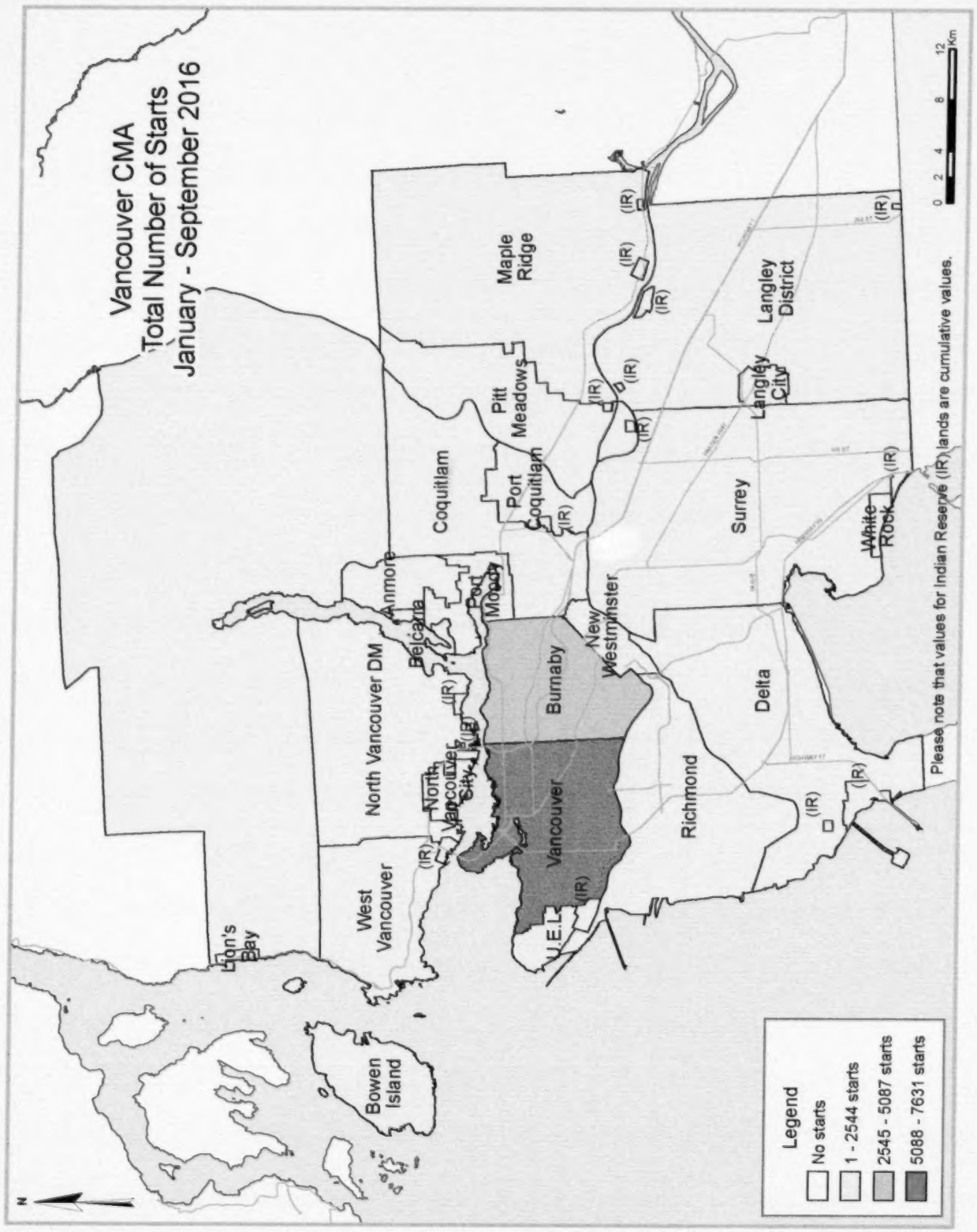

Vancouver CMA
Number of Starts (Multiples)
September 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
North Vancouver
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 331 starts
332 - 661 starts
662 - 992 starts

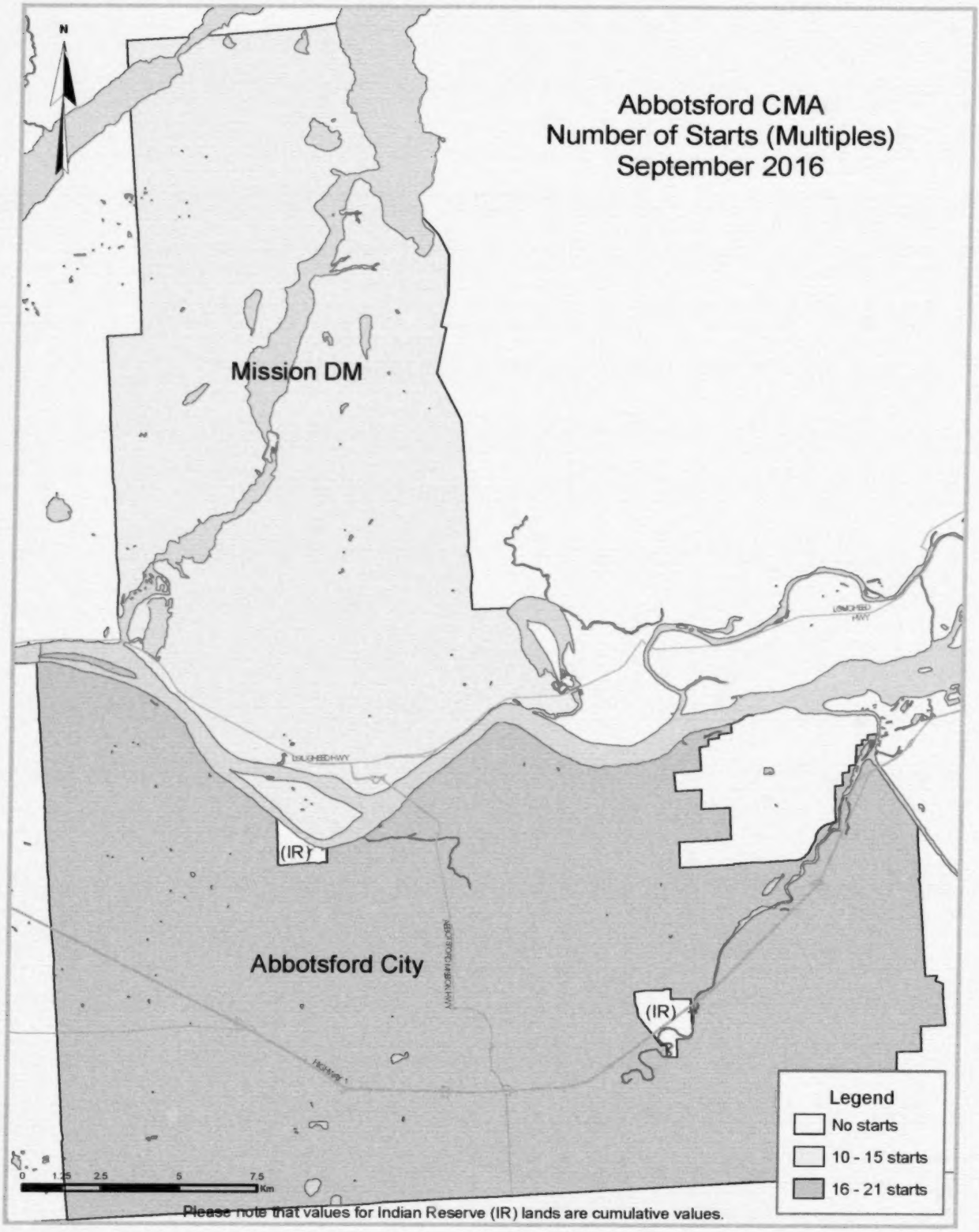

Vancouver CMA
Number of Starts (Singles)
September 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 36 starts
37 - 72 starts
73 - 108 starts

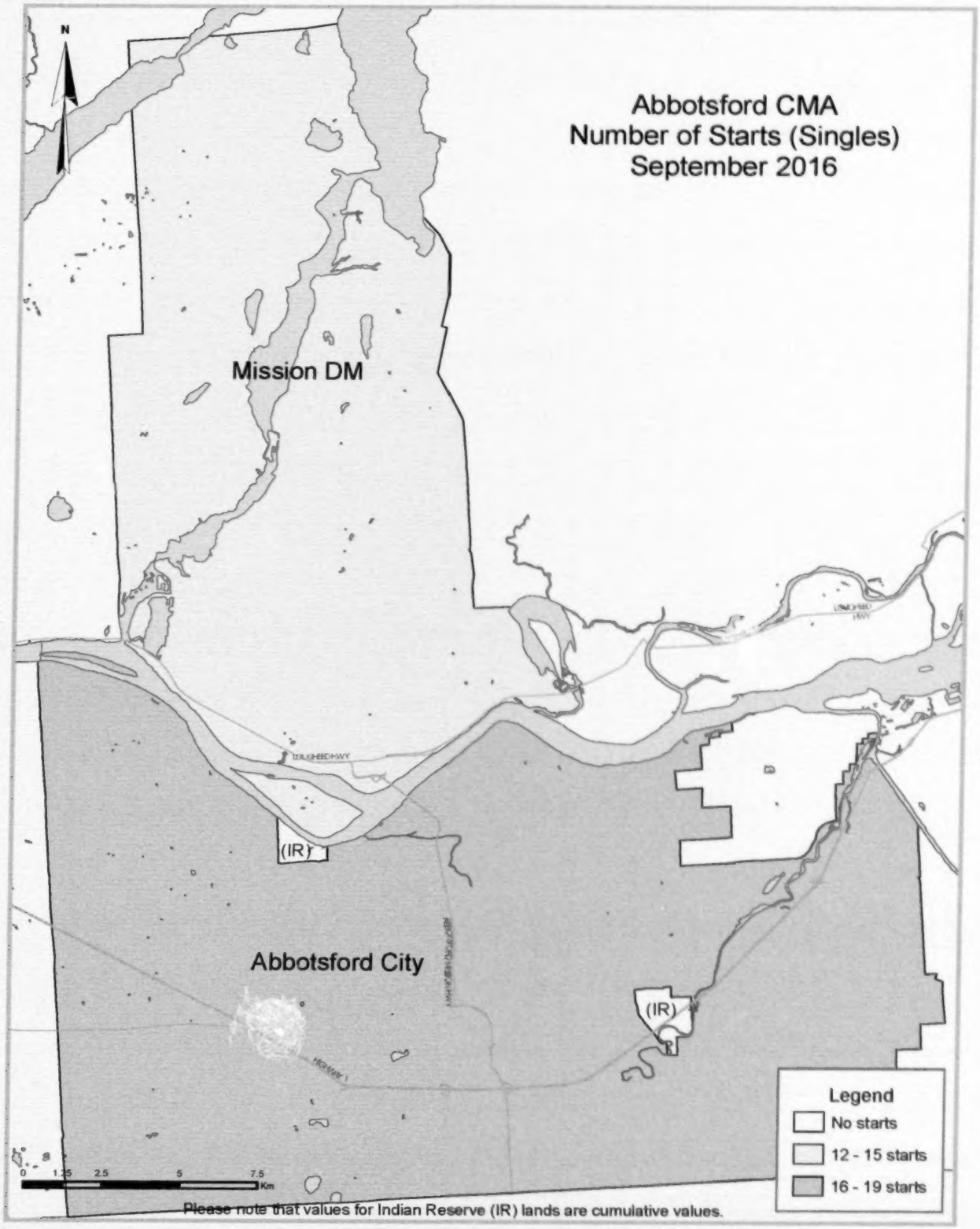

Vancouver CMA
Total Number of Starts
September 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
1 - 337 starts
338 - 673 starts
674 - 1009 starts
N
0 2 4 8 12 Km

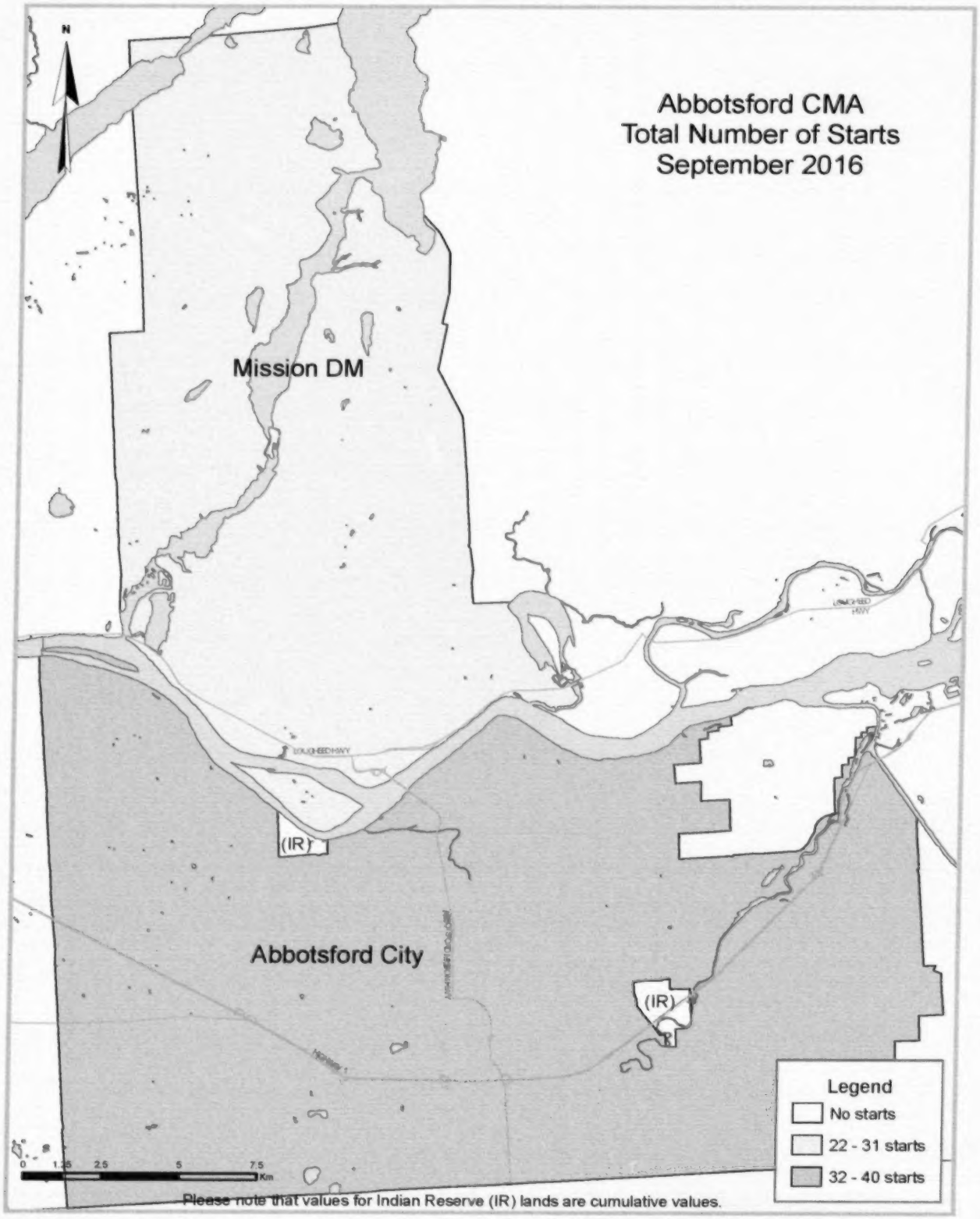

Vancouver CMA
Number of Starts (Multiples)
January - September 2016
Maple Ridge
Pitt Meadows
Port Coquitlam
Coquitlam
Anmore
Belcarra
Port Moody
Burnaby
New Westminster
Langley District
Langley City
Surrey
White Rock
Delta
Richmond
North Vancouver DM
North Vancouver City
Vancouver
U.E.L.
West Vancouver
Lion's Bay
Bowen Island
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
1 - 2197 starts
2198 - 4393 starts
4394 - 6590 starts
0 2 4 8 12 Km
N

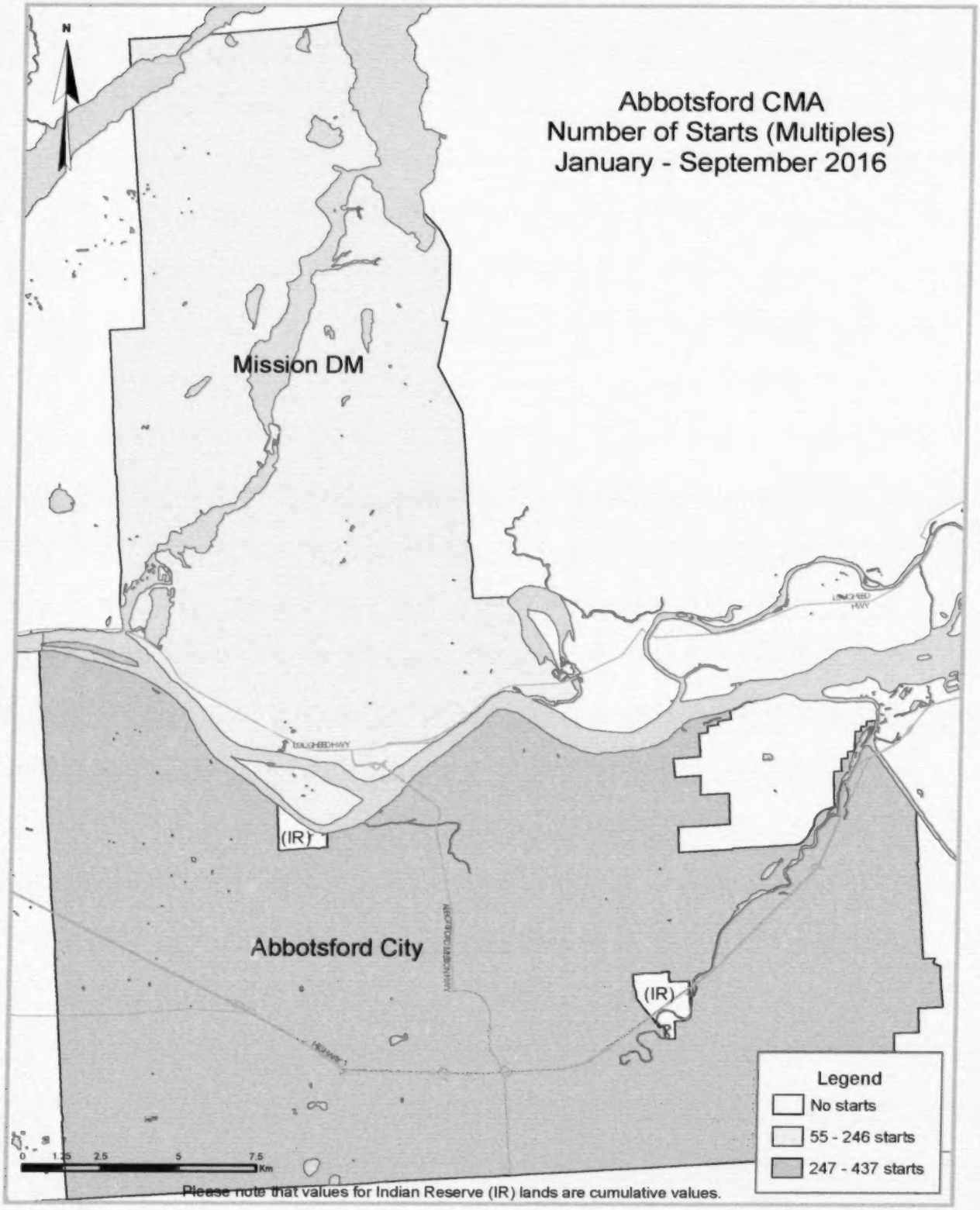

Vancouver CMA
Number of Starts (Singles)
January - September 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
North Vancouver DM
Burnaby
New Westminster
Langley District
Langley City
Surrey
White Rock
Delta
Richmond
North Vancouver City
Vancouver
U.E.L.
West Vancouver
Lion's Bay
Bowen Island
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 347 starts
348 - 694 starts
695 - 1041 starts

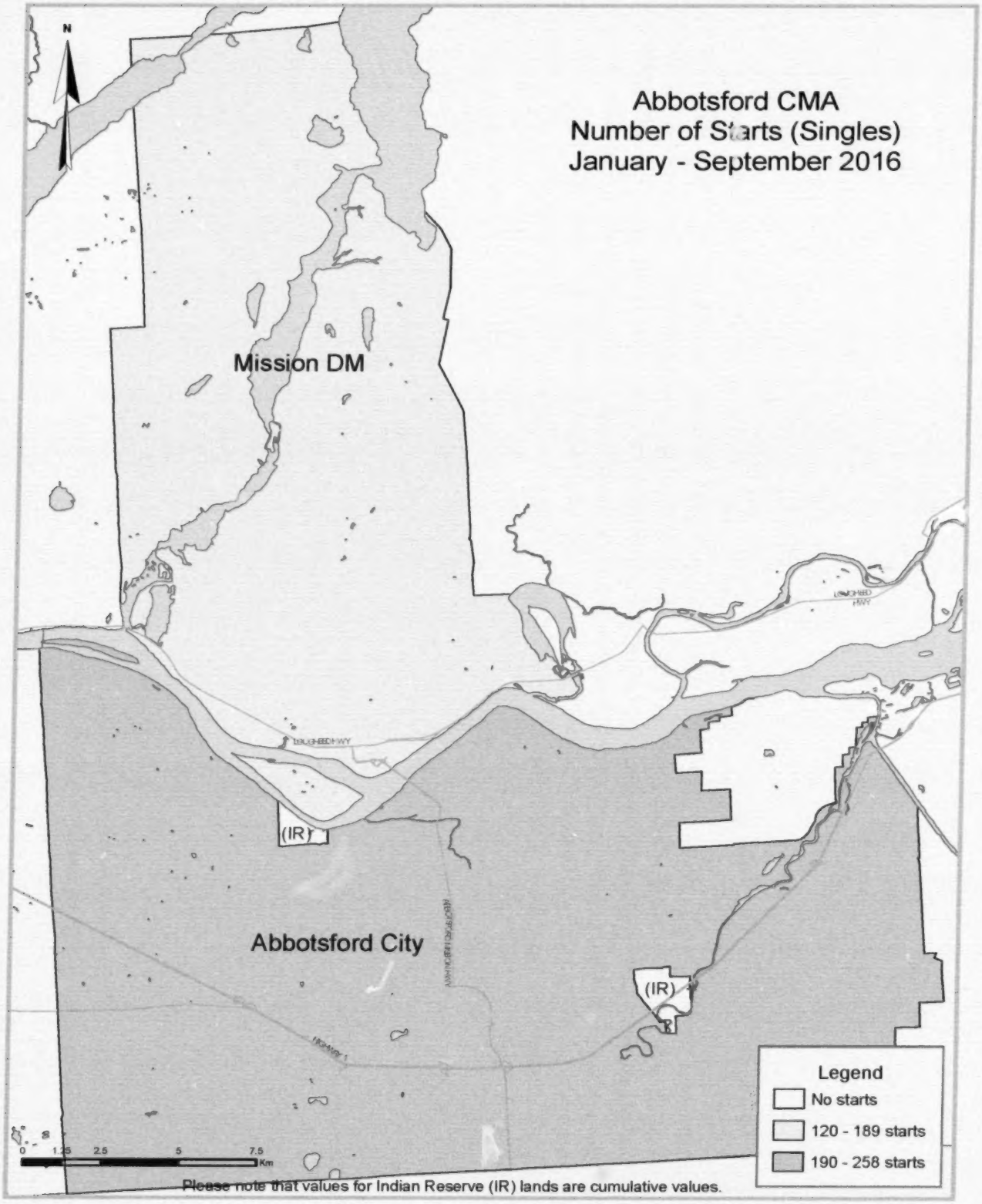

Vancouver CMA
Total Number of Starts
January - September 2016
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 2544 starts
2545 - 5087 starts
5088 - 7631 starts

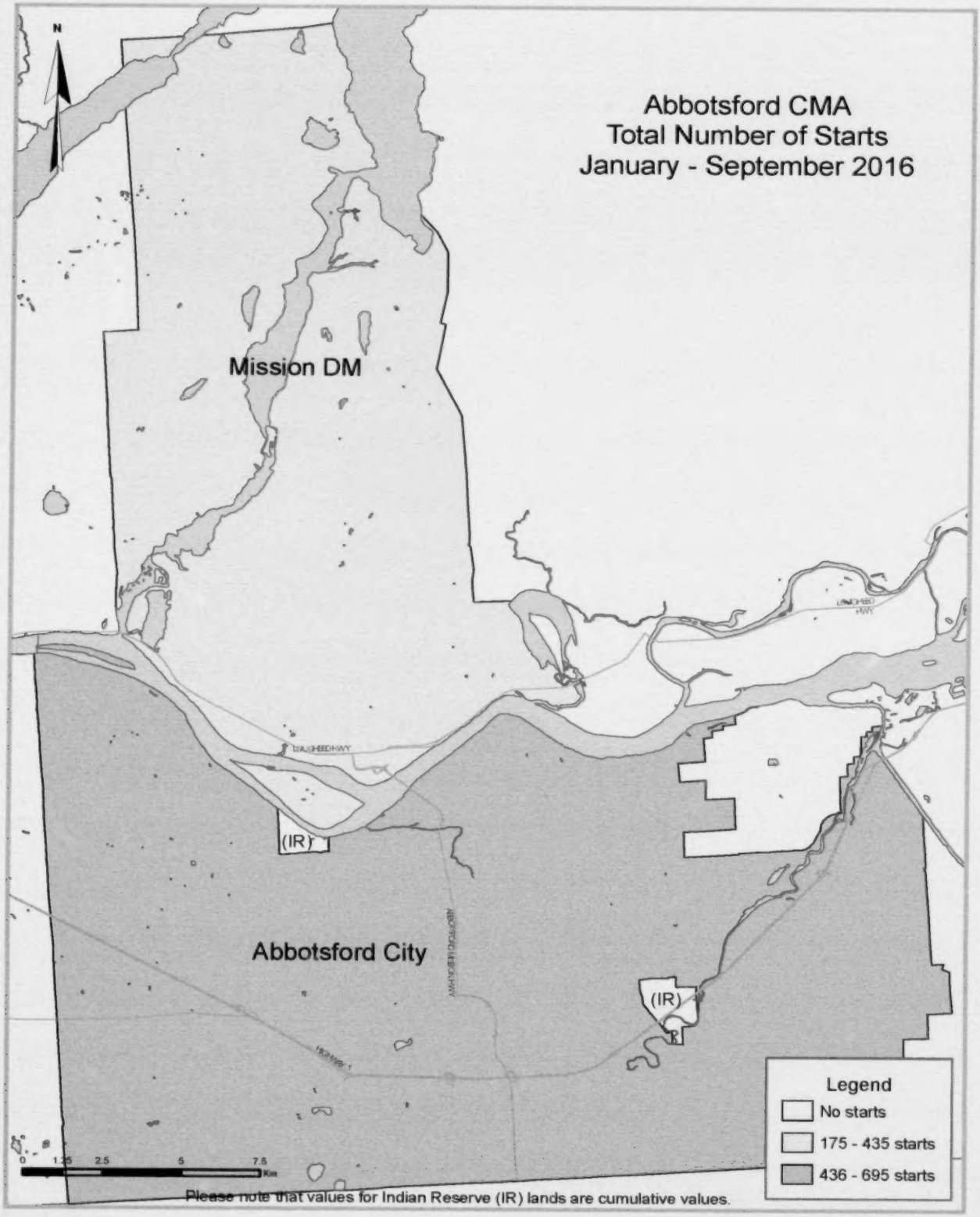

N
Abbotsford CMA
Number of Starts (Multiples)
September 2016
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
10 - 15 starts
16 - 21 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
September 2016
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
12 - 15 starts
16 - 19 starts
0 1.25 2.5 5 7.5 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Total Number of Starts
September 2016
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
22 - 31 starts
32 - 40 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Multiples)
January - September 2016
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
55 - 246 starts
247 - 437 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
January - September 2016
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
120 - 189 starts
190 - 258 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Total Number of Starts
January - September 2016
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
175 - 435 starts
436 - 695 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) September 2016		
Vancouver CMA[1]	August 2016	September 2016
Trend[2]	28,123	29,537
SAAR	24,000	36,769
	September 2015	September 2016
Actual		
September - Single-Detached	394	512
September - Multiples	1,125	2,578
September - Total	1,519	3,090
January to September - Single-Detached	3,520	4,091
January to September - Multiples	11,716	18,005
January to September - Total	15,236	22,096

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA
September 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2016	428	40	0	30	300	1,333	54	851	3,090
September 2015	343	30	12	7	195	625	44	263	1,519
% Change	24.8	33.3	-100.0	**	53.8	113.3	22.7	***	103.4
Year-to-date 2016	3,500	238	74	84	2,643	10,658	509	4,336	22,096
Year-to-date 2015	3,108	248	81	45	1,926	7,254	367	2,207	15,236
% Change	12.6	-4.0	-8.6	86.7	37.2	46.9	38.7	96.5	45.0
UNDER CONSTRUCTION									
September 2016	4,454	284	144	113	2,940	21,548	549	5,897	35,983
September 2015	3,927	292	81	48	2,204	16,799	375	3,433	27,159
% Change	13.4	-2.7	77.8	135.4	33.4	28.3	46.4	71.8	32.5
COMPLETIONS									
September 2016	322	12	3	4	275	0	36	449	1,101
September 2015	319	18	0	2	223	352	44	157	1,115
% Change	0.9	-33.3	n/a	100.0	23.3	-100.0	-18.2	186.0	-1.3
Year-to-date 2016	2,885	206	31	33	2,124	5,797	363	2,494	13,933
Year-to-date 2015	2,783	238	0	14	1,980	5,227	321	2,149	12,712
% Change	3.7	-13.4	n/a	135.7	7.3	10.9	13.1	16.1	9.6
COMPLETED & NOT ABSORBED									
September 2016	774	48	8	7	106	260	n/a	n/a	1,203
September 2015	681	70	0	7	325	967	n/a	n/a	2,050
% Change	13.7	-31.4	n/a	0.0	-67.4	-73.1	n/a	n/a	-41.3
ABSORBED									
September 2016	289	8	3	6	260	8	n/a	n/a	574
September 2015	383	19	0	1	270	463	n/a	n/a	1,136
% Change	-24.5	-57.9	n/a	**	-3.7	-98.3	n/a	n/a	-49.5
Year-to-date 2016	2,820	231	31	35	2,246	6,286	n/a	n/a	11,649
Year-to-date 2015	3,117	271	0	20	2,234	5,778	n/a	n/a	11,420
% Change	-9.5	-14.8	n/a	75.0	0.5	8.8	n/a	n/a	2.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
September 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
September 2016	17	6	0	0	8	964	0	14	1,009
September 2015	28	18	0	0	0	275	0	19	340
Delta									
September 2016	23	0	0	0	43	0	0	11	77
September 2015	14	4	0	0	0	30	0	10	58
Langley									
September 2016	36	0	0	27	82	8	3	18	174
September 2015	11	0	0	1	13	0	9	7	41
Maple Ridge / Pitt Meadows									
September 2016	17	0	0	0	5	0	2	1	25
September 2015	20	0	0	0	17	0	0	0	37
New Westminster									
September 2016	13	2	0	0	41	0	0	408	464
September 2015	6	0	0	0	5	73	0	6	90
North Vancouver									
September 2016	24	8	0	0	0	37	1	10	80
September 2015	14	0	0	0	0	0	1	10	25
Richmond									
September 2016	49	2	0	0	28	0	0	7	86
September 2015	55	0	9	6	0	10	0	13	93
Surrey									
September 2016	100	0	0	1	90	0	1	55	247
September 2015	80	0	3	0	130	0	0	112	325
Tri-Cities									
September 2016	52	10	0	2	0	179	0	27	270
September 2015	31	0	0	0	25	29	0	8	93
University Endowment Lands									
September 2016	0	0	0	0	0	0	0	0	0
September 2015	1	0	0	0	0	53	0	0	54
Vancouver City									
September 2016	62	10	0	0	3	145	46	295	615
September 2015	67	8	0	0	5	155	33	77	345
West Vancouver									
September 2016	23	2	0	0	0	0	1	0	26
September 2015	12	0	0	0	0	0	1	0	13
White Rock									
September 2016	6	0	0	0	0	0	0	5	11
September 2015	4	0	0	0	0	0	0	1	5
First Nations									
September 2016	0	0	0	0	0	0	0	0	0
September 2015	0	0	0	0	0	0	0	0	0
Vancouver CMA									
September 2016	428	40	0	30	300	1,333	54	851	3,090
September 2015	343	30	12	7	195	625	44	263	1,519

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
September 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
September 2016	373	68	0	0	166	4,130	0	384	5,121
September 2015	341	90	0	0	51	2,746	0	236	3,464
Delta									
September 2016	113	0	0	15	135	442	1	70	776
September 2015	116	4	0	0	31	465	0	137	753
Langley									
September 2016	245	14	21	57	514	503	3	142	1,499
September 2015	163	6	5	12	289	421	9	170	1,075
Maple Ridge / Pitt Meadows									
September 2016	277	0	9	0	250	87	3	24	650
September 2015	257	16	0	0	214	110	2	1	600
New Westminster									
September 2016	91	10	7	0	120	529	0	1,263	2,020
September 2015	56	4	0	0	37	1,014	0	19	1,130
North Vancouver									
September 2016	194	24	0	0	40	1,583	14	221	2,076
September 2015	165	8	0	0	151	700	7	428	1,459
Richmond									
September 2016	515	6	0	21	305	3,005	4	393	4,249
September 2015	436	2	9	15	265	2,853	8	98	3,686
Surrey									
September 2016	903	18	3	1	1,047	1,810	4	436	4,222
September 2015	845	6	3	16	794	1,625	15	500	3,804
Tri-Cities									
September 2016	306	24	13	5	181	1,771	10	227	2,537
September 2015	248	6	3	1	251	1,276	3	159	1,947
University Endowment Lands									
September 2016	14	0	0	0	0	214	0	0	228
September 2015	17	0	0	0	11	554	0	0	582
Vancouver City									
September 2016	1,011	118	87	9	168	7,248	504	2,698	11,897
September 2015	955	146	57	2	87	5,012	329	1,636	8,224
West Vancouver									
September 2016	277	2	0	1	14	77	2	0	373
September 2015	207	0	0	2	23	20	1	0	253
White Rock									
September 2016	61	0	4	0	0	149	0	37	251
September 2015	74	4	4	0	0	3	0	47	132
First Nations									
September 2016	19	0	0	0	0	0	4	0	23
September 2015	0	0	0	0	0	0	0	0	0
Vancouver CMA									
September 2016	4,454	284	144	113	2,940	21,548	549	5,897	35,983
September 2015	3,927	292	81	48	2,204	16,799	375	3,433	27,159

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
September 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
September 2016	30	6	0	0	0	0	0	21	57
September 2015	21	4	0	0	0	27	0	12	64
Delta									
September 2016	14	0	0	0	0	0	0	8	22
September 2015	14	0	0	0	4	0	2	5	25
Langley									
September 2016	25	0	3	1	77	0	2	113	221
September 2015	12	0	0	2	31	0	1	7	53
Maple Ridge / Pitt Meadows									
September 2016	31	0	0	0	15	0	0	4	50
September 2015	46	0	0	0	46	42	1	0	135
New Westminster									
September 2016	0	0	0	0	0	0	0	0	0
September 2015	2	0	0	0	0	0	0	0	2
North Vancouver									
September 2016	10	0	0	0	0	0	1	134	145
September 2015	22	0	0	0	0	0	1	10	33
Richmond									
September 2016	35	0	0	0	12	0	0	6	53
September 2015	37	2	0	0	0	137	0	7	183
Surrey									
September 2016	88	2	0	2	131	0	0	120	343
September 2015	68	0	0	0	98	0	3	35	204
Tri-Cities									
September 2016	20	2	0	0	40	0	0	11	73
September 2015	25	0	0	0	44	35	1	7	112
University Endowment Lands									
September 2016	1	0	0	0	0	0	0	0	1
September 2015	0	0	0	0	0	0	0	0	0
Vancouver City									
September 2016	51	2	0	0	0	0	33	26	112
September 2015	59	12	0	0	0	111	35	70	287
West Vancouver									
September 2016	9	0	0	1	0	0	0	1	11
September 2015	7	0	0	0	0	0	0	1	8
White Rock									
September 2016	7	0	0	0	0	0	0	5	12
September 2015	4	0	0	0	0	0	0	3	7
First Nations									
September 2016	0	0	0	0	0	0	0	0	0
September 2015	0	0	0	0	0	0	0	0	0
Vancouver CMA									
September 2016	322	12	3	4	275	0	36	449	1,101
September 2015	319	18	0	2	223	352	44	157	1,115

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
September 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
September 2016	90	20	0	0	0	2	n/a	n/a	112
September 2015	55	23	0	0	1	49	n/a	n/a	128
Delta									
September 2016	16	0	0	0	0	0	n/a	n/a	16
September 2015	10	0	0	0	0	9	n/a	n/a	19
Langley									
September 2016	11	0	4	1	7	0	n/a	n/a	23
September 2015	32	0	0	1	28	34	n/a	n/a	95
Maple Ridge / Pitt Meadows									
September 2016	20	0	0	0	22	73	n/a	n/a	115
September 2015	36	2	0	0	39	194	n/a	n/a	271
New Westminster									
September 2016	6	2	0	0	7	30	n/a	n/a	45
September 2015	5	0	0	0	36	1	n/a	n/a	42
North Vancouver									
September 2016	30	0	0	0	8	86	n/a	n/a	124
September 2015	31	0	0	0	13	135	n/a	n/a	179
Richmond									
September 2016	186	1	0	2	13	8	n/a	n/a	210
September 2015	86	3	0	1	25	120	n/a	n/a	235
Surrey									
September 2016	70	0	0	1	36	5	n/a	n/a	112
September 2015	87	0	0	3	143	233	n/a	n/a	466
Tri-Cities									
September 2016	52	1	4	0	8	33	n/a	n/a	98
September 2015	52	0	0	1	5	67	n/a	n/a	125
University Endowment Lands									
September 2016	2	0	0	0	0	0	n/a	n/a	2
September 2015	1	0	0	0	0	0	n/a	n/a	1
Vancouver City									
September 2016	257	24	0	2	5	20	n/a	n/a	308
September 2015	237	41	0	1	25	104	n/a	n/a	408
West Vancouver									
September 2016	22	0	0	0	0	0	n/a	n/a	22
September 2015	26	0	0	0	9	1	n/a	n/a	36
White Rock									
September 2016	12	0	0	0	0	3	n/a	n/a	15
September 2015	20	1	0	0	1	20	n/a	n/a	42
First Nations									
September 2016	0	0	0	0	0	0	n/a	n/a	0
September 2015	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
September 2016	774	48	8	7	106	260	n/a	n/a	1,203
September 2015	681	70	0	7	325	967	n/a	n/a	2,050

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
September 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
September 2016	10	0	0	0	0	0	n/a	n/a	10
September 2015	24	5	0	0	0	49	n/a	n/a	78
Delta									
September 2016	10	0	0	0	3	0	n/a	n/a	13
September 2015	19	0	0	0	7	4	n/a	n/a	30
Langley									
September 2016	28	0	3	3	77	0	n/a	n/a	111
September 2015	22	0	0	1	40	8	n/a	n/a	71
Maple Ridge / Pitt Meadows									
September 2016	22	0	0	0	4	0	n/a	n/a	26
September 2015	54	0	0	0	54	25	n/a	n/a	133
New Westminster									
September 2016	0	0	0	0	0	0	n/a	n/a	0
September 2015	3	0	0	0	0	6	n/a	n/a	9
North Vancouver									
September 2016	10	0	0	0	0	0	n/a	n/a	10
September 2015	19	2	0	0	1	12	n/a	n/a	34
Richmond									
September 2016	19	0	0	0	12	5	n/a	n/a	36
September 2015	61	0	0	0	2	149	n/a	n/a	212
Surrey									
September 2016	82	2	0	2	131	0	n/a	n/a	217
September 2015	77	0	0	0	118	40	n/a	n/a	235
Tri-Cities									
September 2016	14	1	0	0	33	2	n/a	n/a	50
September 2015	29	0	0	0	44	59	n/a	n/a	132
University Endowment Lands									
September 2016	0	0	0	0	0	0	n/a	n/a	0
September 2015	0	0	0	0	1	0	n/a	n/a	1
Vancouver City									
September 2016	76	5	0	0	0	1	n/a	n/a	82
September 2015	64	10	0	0	2	106	n/a	n/a	182
West Vancouver									
September 2016	9	0	0	1	0	0	n/a	n/a	10
September 2015	5	2	0	0	0	0	n/a	n/a	7
White Rock									
September 2016	6	0	0	0	0	0	n/a	n/a	6
September 2015	4	0	0	0	1	5	n/a	n/a	10
First Nations									
September 2016	0	0	0	0	0	0	n/a	n/a	0
September 2015	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
September 2016	289	8	3	6	260	8	n/a	n/a	574
September 2015	383	19	0	1	270	463	n/a	n/a	1,136

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Vancouver CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	4,031	308	115	66	2,632	9,901	525	3,285	20,863
% Change	2.8	-6.1	8.5	**	-7.8	14.3	18.5	15.5	8.6
2014	3,920	328	106	21	2,855	8,666	443	2,843	19,212
% Change	13.5	-10.9	**	-32.3	14.6	-5.7	-15.9	8.4	2.8
2013	3,454	368	18	31	2,491	9,185	527	2,622	18,696
% Change	17.4	12.2	-99.2	-8.8	1.9	-4.5	30.4	**	-1.7
2012	2,943	328	2,384	34	2,445	9,616	404	873	19,027
% Change	-11.8	27.1	6.3	-5.6	-20.2	34.0	28.7	-39.4	6.5
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	% Change
Anmore	1	0	0	0	0	0	0	0	1	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	5	0	0	0	0	0	0	0	5	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	6	7	0	0	0	0	541	4	547	11	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	26	0	26	0	n/a
Burnaby - South & East	2	3	0	10	8	0	1	3	11	16	-31.3
Burnaby - Central Park	0	5	2	0	0	0	302	279	304	284	7.0
Burnaby - Remainder	9	13	4	8	0	0	108	8	121	29	**
Burnaby Total	17	28	6	18	8	0	978	294	1,009	340	196.8
Coquitlam	47	29	10	0	0	8	204	6	261	43	**
Delta - Tsawwassen	6	3	0	2	0	0	2	0	8	5	60.0
Delta - Ladner	2	3	0	0	43	0	1	33	46	36	27.8
Delta - North	15	8	0	2	0	0	8	7	23	17	35.3
Delta	23	14	0	4	43	0	11	40	77	58	32.8
Langley City	0	0	0	0	0	0	8	0	8	0	n/a
Langley District	66	21	10	2	72	11	18	7	166	41	**
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	17	20	0	0	5	17	1	0	23	37	-37.8
New Westminster	13	6	2	0	41	5	408	79	464	90	**
North Vancouver City	8	4	8	0	0	0	6	2	22	6	**
North Vancouver DM	17	11	0	0	0	0	41	8	58	19	**
Pitt Meadows	2	0	0	0	0	0	0	0	2	0	n/a
Port Coquitlam	3	2	0	0	0	17	1	31	4	50	-92.0
Port Moody	4	0	0	0	0	0	1	0	5	0	n/a
Richmond	49	61	2	0	28	9	7	23	86	93	-7.5
Surrey - South	32	32	0	4	21	51	7	79	60	166	-63.9
Surrey - Cloverdale	10	9	0	0	6	0	8	7	24	16	50.0
Surrey - North	42	29	4	8	59	58	26	22	131	117	12.0
Surrey - Guildford	3	1	0	0	0	9	3	0	6	10	-40.0
Surrey - Whalley	15	9	0	0	0	3	11	4	26	16	62.5
Surrey Total	102	80	4	12	86	121	55	112	247	325	-24.0
University Endowment Lands	0	1	0	0	0	0	0	53	0	54	-100.0
Vancouver - West End	0	0	0	0	0	0	207	0	207	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	2	1	0	0	0	0	0	0	2	1	100.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	1	0	0	0	0	0	50	0	51	-100.0
Vancouver - Kerrisdale	3	6	0	0	0	0	37	0	40	6	**
Vancouver - Marpole	12	6	0	0	0	5	3	0	15	11	36.4
Vancouver - Eastside	72	61	6	6	3	0	148	45	229	112	104.5
Vancouver - Mt. Pleasant	0	0	4	0	0	0	0	135	4	135	-97.0
Vancouver - Strath/Grand	1	0	0	2	0	0	16	0	17	2	**
Vancouver - Westside	18	25	0	0	0	0	83	2	101	27	**
Vancouver Total	108	100	10	8	3	5	494	232	615	345	78.3
West Vancouver	24	13	2	0	0	0	0	0	26	13	100.0
White Rock	6	4	0	0	0	0	5	1	11	5	120.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	512	394	54	44	286	193	2,238	888	3,090	1,519	103.4

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Anmore	11	8	0	0	0	0	0	0	11	8	37.5
Belcarra	1	0	0	0	0	0	0	0	1	0	n/a
Bowen Island	19	10	0	0	0	0	1	0	20	10	100.0
Burnaby - Mountain	0	0	0	0	0	0	75	158	75	158	-52.5
Burnaby - North	79	63	4	2	0	25	862	105	945	195	**
Burnaby - Lougheed Mall	3	3	0	0	0	0	151	3	154	6	**
Burnaby - South & East	32	20	8	20	8	0	29	17	77	57	35.1
Burnaby - Central Park	16	24	6	6	0	0	1,347	1,012	1,369	1,042	31.4
Burnaby - Remainder	142	127	46	52	68	0	408	104	664	283	134.6
Burnaby Total	272	237	64	80	76	25	2,872	1,399	3,284	1,741	88.6
Coquitlam	286	204	50	60	34	80	1,159	314	1,529	658	132.4
Delta - Tsawwassen	36	27	0	2	0	0	103	36	139	65	113.8
Delta - Ladner	17	18	2	0	133	15	3	36	155	69	124.6
Delta - North	53	60	0	2	0	0	41	371	94	433	-78.3
Delta	106	105	2	4	133	15	147	443	388	567	-31.6
Langley City	2	6	0	0	14	0	8	0	24	6	**
Langley District	311	185	26	16	576	366	169	338	1,082	905	19.6
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	345	277	16	18	225	132	54	48	640	475	34.7
New Westminster	60	38	6	2	127	15	1,018	433	1,211	488	148.2
North Vancouver City	49	31	22	4	7	0	574	780	652	815	-20.0
North Vancouver DM	111	103	0	0	15	39	654	129	780	271	187.8
Pitt Meadows	14	11	0	2	0	36	0	0	14	49	-71.4
Port Coquitlam	27	22	6	2	33	59	78	194	144	277	-48.0
Port Moody	17	11	0	0	7	14	2	0	26	25	4.0
Richmond	365	349	16	22	215	161	1,169	1,019	1,765	1,551	13.8
Surrey - South	294	247	22	24	466	267	148	190	930	728	27.7
Surrey - Cloverdale	76	100	2	4	40	78	99	59	217	241	-10.0
Surrey - North	354	330	20	16	429	311	201	316	1,004	973	3.2
Surrey - Guildford	11	13	0	0	52	117	9	7	72	137	-47.4
Surrey - Whalley	96	111	2	0	27	3	150	1,154	275	1,268	-78.3
Surrey Total	831	801	46	44	1,014	776	607	1,726	2,498	3,347	-25.4
University Endowment Lands	1	4	0	0	0	11	0	449	1	464	-99.8
Vancouver - West End	0	0	0	0	0	0	211	0	211	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	1,723	482	1,723	482	**
Vancouver - Kitsilano	3	3	2	2	0	0	48	2	53	7	**
Vancouver - False Creek	0	1	0	0	0	0	486	0	486	1	**
Vancouver - Granville/Oak	5	6	2	0	8	0	137	126	152	132	15.2
Vancouver - Kerrisdale	40	39	0	0	0	0	49	4	89	43	107.0
Vancouver - Marpole	50	42	6	6	0	5	399	17	455	70	**
Vancouver - Eastside	697	593	48	74	59	18	1,828	1,049	2,632	1,734	51.8
Vancouver - Mt. Pleasant	3	2	24	28	8	3	644	251	679	284	139.1
Vancouver - Strath/Grand	12	9	4	18	0	5	413	195	429	227	89.0
Vancouver - Westside	231	271	2	4	32	19	457	86	722	380	90.0
Vancouver Total	1,041	966	88	132	107	50	6,395	2,212	7,631	3,360	127.1
West Vancouver	152	107	2	2	0	23	57	8	211	140	50.7
White Rock	38	45	0	4	0	4	114	26	152	79	92.4
First Nations	32	0	0	0	0	0	0	0	32	0	n/a
Vancouver CMA	4,091	3,520	344	392	2,583	1,806	15,078	9,518	22,096	15,236	45.0

Source: CMHC (Starts and Completions Survey)

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Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	535	0	6	4
Burnaby - Lougheed Mall	0	0	0	0	26	0	0	0
Burnaby - South & East	8	0	0	0	0	0	1	3
Burnaby - Central Park	0	0	0	0	302	275	0	4
Burnaby - Remainder	0	0	0	0	101	0	7	8
Burnaby Total	8	0	0	0	964	275	14	19
Coquitlam	0	8	0	0	179	0	25	6
Delta - Tsawwassen	0	0	0	0	0	0	2	0
Delta - Ladner	43	0	0	0	0	30	1	3
Delta - North	0	0	0	0	0	0	8	7
Delta	43	0	0	0	0	30	11	10
Langley City	0	0	0	0	8	0	0	0
Langley District	72	11	0	0	0	0	18	7
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	5	17	0	0	0	0	1	0
New Westminster	41	5	0	0	0	73	408	6
North Vancouver City	0	0	0	0	0	0	6	2
North Vancouver DM	0	0	0	0	37	0	4	8
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	17	0	0	0	29	1	2
Port Moody	0	0	0	0	0	0	1	0
Richmond	28	9	0	0	0	10	7	13
Surrey - South	21	51	0	0	0	0	7	79
Surrey - Cloverdale	6	0	0	0	0	0	8	7
Surrey - North	59	58	0	0	0	0	26	22
Surrey - Guildford	0	9	0	0	0	0	3	0
Surrey - Whalley	0	3	0	0	0	0	11	4
Surrey Total	86	121	0	0	0	0	55	112
University Endowment Lands	0	0	0	0	0	53	0	0
Vancouver - West End	0	0	0	0	0	0	207	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	50
Vancouver - Kerrisdale	0	0	0	0	37	0	0	0
Vancouver - Marpole	0	5	0	0	0	0	3	0
Vancouver - Eastside	3	0	0	0	12	20	82	25
Vancouver - Mt. Pleasant	0	0	0	0	0	135	0	0
Vancouver - Strath/Grand	0	0	0	0	15	0	1	0
Vancouver - Westside	0	0	0	0	81	0	2	2
Vancouver Total	3	5	0	0	145	155	295	77
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	5	1
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	286	193	0	0	1,333	625	851	263

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	75	158	0	0
Burnaby - North	0	25	0	0	809	65	53	40
Burnaby - Lougheed Mall	0	0	0	0	149	0	2	3
Burnaby - South & East	8	0	0	0	0	0	29	17
Burnaby - Central Park	0	0	0	0	1,338	994	9	18
Burnaby - Remainder	68	0	0	0	179	0	229	104
Burnaby Total	76	25	0	0	2,550	1,217	322	182
Coquitlam	34	80	0	0	974	189	185	125
Delta - Tsawwassen	0	0	0	0	95	33	8	3
Delta - Ladner	133	15	0	0	0	30	3	6
Delta - North	0	0	0	0	0	317	41	54
Delta	133	15	0	0	95	380	52	63
Langley City	14	0	0	0	8	0	0	0
Langley District	576	366	0	0	68	166	101	172
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	225	132	0	0	40	47	14	1
New Westminster	127	15	0	0	55	414	963	19
North Vancouver City	7	0	0	0	438	644	136	136
North Vancouver DM	15	39	0	0	593	0	61	129
Pitt Meadows	0	36	0	0	0	0	0	0
Port Coquitlam	33	59	0	0	64	184	14	10
Port Moody	7	14	0	0	0	0	2	0
Richmond	215	161	0	0	1,084	944	85	75
Surrey - South	466	267	0	0	76	66	72	124
Surrey - Cloverdale	40	78	0	0	57	0	42	59
Surrey - North	429	311	0	0	0	120	201	196
Surrey - Guildford	52	117	0	0	0	0	9	7
Surrey - Whalley	27	3	0	0	81	1,077	69	77
Surrey Total	1,014	776	0	0	214	1,263	393	463
University Endowment Lands	0	11	0	0	0	449	0	0
Vancouver - West End	0	0	0	0	0	0	211	0
Vancouver - Downtown	0	0	0	0	1,045	160	678	322
Vancouver - Kitsilano	0	0	0	0	48	2	0	0
Vancouver - False Creek	0	0	0	0	351	0	135	0
Vancouver - Granville/Oak	8	0	0	0	129	74	8	52
Vancouver - Kerrisdale	0	0	0	0	43	0	6	4
Vancouver - Marpole	0	5	0	0	261	7	138	10
Vancouver - Eastside	59	18	0	0	1,250	723	524	326
Vancouver - Mt. Pleasant	8	3	0	0	443	250	201	1
Vancouver - Strath/Grand	0	5	0	0	380	150	33	45
Vancouver - Westside	32	19	0	0	409	40	48	46
Vancouver Total	107	50	0	0	4,359	1,406	1,982	806
West Vancouver	0	23	0	0	57	8	0	0
White Rock	0	4	0	0	89	0	25	26
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	2,583	1,806	0	0	10,688	7,311	4,336	2,207

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015
Anmore	1	0	0	0	0	0	1	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	5	0	0	0	0	0	5	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	6	7	535	0	6	4	547	11
Burnaby - Lougheed Mall	0	0	26	0	0	0	26	0
Burnaby - South & East	2	13	8	0	1	3	11	16
Burnaby - Central Park	2	5	302	275	0	4	304	284
Burnaby - Remainder	13	21	101	0	7	8	121	29
Burnaby Total	23	46	972	275	14	19	1,009	340
Coquitlam	57	29	179	8	25	6	261	43
Delta - Tsawwassen	6	5	0	0	2	0	8	5
Delta - Ladner	2	3	43	30	1	3	46	36
Delta - North	15	10	0	0	8	7	23	17
Delta	23	18	43	30	11	10	77	58
Langley City	0	0	8	0	0	0	8	0
Langley District	36	11	109	14	21	16	166	41
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	15	20	5	17	3	0	23	37
New Westminster	15	6	41	78	408	6	464	90
North Vancouver City	15	3	0	0	7	3	22	6
North Vancouver DM	17	11	37	0	4	8	58	19
Pitt Meadows	2	0	0	0	0	0	2	0
Port Coquitlam	3	2	0	46	1	2	4	50
Port Moody	2	0	2	0	1	0	5	0
Richmond	51	64	28	16	7	13	86	93
Surrey - South	30	32	22	55	8	79	60	166
Surrey - Cloverdale	10	9	6	0	8	7	24	16
Surrey - North	42	29	63	66	26	22	131	117
Surrey - Guildford	3	1	0	9	3	0	6	10
Surrey - Whalley	15	12	0	0	11	4	26	16
Surrey Total	100	83	91	130	56	112	247	325
University Endowment Lands	0	1	0	53	0	0	0	54
Vancouver - West End	0	0	0	0	207	0	207	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	2	1	0	0	0	0	2	1
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	1	0	0	0	50	0	51
Vancouver - Kerrisdale	3	6	37	0	0	0	40	6
Vancouver - Marpole	9	5	0	5	6	1	15	11
Vancouver - Eastside	38	37	15	20	122	55	229	112
Vancouver - Mt. Pleasant	4	0	0	135	0	0	4	135
Vancouver - Strath/Grand	1	2	15	0	1	0	17	2
Vancouver - Westside	15	23	81	0	5	4	101	27
Vancouver Total	72	75	148	160	341	110	615	345
West Vancouver	25	12	0	0	1	1	26	13
White Rock	6	4	0	0	5	1	11	5
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	468	385	1,663	827	905	307	3,090	1,519

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
January - September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Anmore	10	7	1	0	0	1	11	8
Belcarra	1	0	0	0	0	0	1	0
Bowen Island	18	10	1	0	1	0	20	10
Burnaby - Mountain	0	0	75	158	0	0	75	158
Burnaby - North	82	65	809	90	54	40	945	195
Burnaby - Lougheed Mall	3	3	149	0	2	3	154	6
Burnaby - South & East	40	40	8	0	29	17	77	57
Burnaby - Central Park	22	30	1,338	994	9	18	1,369	1,042
Burnaby - Remainder	188	179	247	0	229	104	664	283
Burnaby Total	335	317	2,626	1,242	323	182	3,284	1,741
Coquitlam	304	204	1,031	325	194	129	1,529	658
Delta - Tsawwassen	24	29	107	33	8	3	139	65
Delta - Ladner	14	18	138	45	3	6	155	69
Delta - North	53	62	0	317	41	54	94	433
Delta	91	109	245	395	52	63	388	567
Langley City	2	6	22	0	0	0	24	6
Langley District	281	164	678	548	123	193	1,082	905
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	346	282	277	189	17	4	640	475
New Westminster	65	40	182	429	964	19	1,211	488
North Vancouver City	62	31	445	644	145	140	652	815
North Vancouver DM	106	103	608	39	66	129	780	271
Pitt Meadows	13	13	0	36	1	0	14	49
Port Coquitlam	33	24	97	243	14	10	144	277
Port Moody	13	11	11	14	2	0	26	25
Richmond	350	340	1,327	1,131	88	80	1,765	1,551
Surrey - South	295	247	562	357	73	124	930	728
Surrey - Cloverdale	76	101	97	78	44	62	217	241
Surrey - North	373	311	429	462	202	200	1,004	973
Surrey - Guildford	11	13	52	117	9	7	72	137
Surrey - Whalley	96	114	110	1,077	69	77	275	1,268
Surrey Total	851	786	1,250	2,091	397	470	2,498	3,347
University Endowment Lands	1	4	0	460	0	0	1	464
Vancouver - West End	0	0	0	0	211	0	211	0
Vancouver - Downtown	0	0	1,045	160	678	322	1,723	482
Vancouver - Kitsilano	5	5	48	2	0	0	53	7
Vancouver - False Creek	0	1	351	0	135	0	486	1
Vancouver - Granville/Oak	5	61	137	17	10	54	152	132
Vancouver - Kerrisdale	34	31	43	0	12	12	89	43
Vancouver - Marpole	44	41	261	12	150	17	455	70
Vancouver - Eastside	404	408	1,281	743	893	583	2,632	1,734
Vancouver - Mt. Pleasant	27	30	451	253	201	1	679	284
Vancouver - Strath/Grand	12	25	380	155	37	47	429	227
Vancouver - Westside	181	228	441	61	100	91	722	380
Vancouver Total	712	830	4,438	1,403	2,427	1,127	7,631	3,360
West Vancouver	152	103	57	36	2	1	211	140
White Rock	38	53	89	0	25	26	152	79
First Nations	28	0	0	0	4	0	32	0
Vancouver CMA	3,812	3,437	13,385	9,225	4,845	2,574	22,096	15,236

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	2	0	0	0	0	0	0	1	2	-50.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	6	6	0	0	0	0	3	29	9	35	-74.3
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	4	4	4	0	0	0	3	4	11	8	37.5
Burnaby - Central Park	3	4	0	0	0	0	2	2	5	6	-16.7
Burnaby - Remainder	17	7	2	4	0	0	13	4	32	15	113.3
Burnaby Total	30	21	6	4	0	0	21	39	57	64	-10.9
Coquitlam	16	23	0	2	0	7	8	7	24	39	-38.5
Delta - Tsawwassen	2	4	0	0	0	0	1	0	3	4	-25.0
Delta - Ladner	4	7	0	0	0	0	0	0	4	7	-42.9
Delta - North	8	5	0	0	0	4	7	5	15	14	7.1
Delta	14	16	0	0	0	4	8	5	22	25	-12.0
Langley City	1	0	0	0	0	0	0	0	1	0	n/a
Langley District	27	15	0	2	80	29	113	7	220	53	**
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	30	45	0	8	15	30	4	0	49	83	-41.0
New Westminster	0	2	0	0	0	0	0	0	0	2	-100.0
North Vancouver City	1	5	0	0	0	0	131	1	132	6	**
North Vancouver DM	10	18	0	0	0	0	3	9	13	27	-51.9
Pitt Meadows	1	2	0	0	0	8	0	42	1	52	-98.1
Port Coquitlam	3	3	2	0	40	35	3	35	48	73	-34.2
Port Moody	1	0	0	0	0	0	0	0	1	0	n/a
Richmond	35	37	0	2	12	0	6	144	53	183	-71.0
Surrey - South	26	22	10	2	38	36	81	7	155	67	131.3
Surrey - Cloverdale	6	6	0	0	5	0	5	4	16	10	60.0
Surrey - North	46	33	0	0	49	60	28	17	123	110	11.8
Surrey - Guildford	0	2	0	0	29	0	0	1	29	3	**
Surrey - Whalley	12	8	2	0	0	0	6	6	20	14	42.9
Surrey Total	90	71	12	2	121	96	120	35	343	204	68.1
University Endowment Lands	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	2	0	0	0	0	0	1	0	3	-100.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kerrisdale	1	6	0	0	0	0	0	1	1	7	-85.7
Vancouver - Marpole	7	11	0	0	0	0	3	3	10	14	-28.6
Vancouver - Eastside	51	59	2	12	0	0	21	145	74	216	-65.7
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Strath/Grand	0	0	0	0	0	0	0	29	0	29	-100.0
Vancouver - Westside	25	16	0	0	0	0	2	2	27	18	50.0
Vancouver Total	84	94	2	12	0	0	26	181	112	287	-61.0
West Vancouver	10	7	0	0	0	0	1	1	11	8	37.5
White Rock	7	4	0	0	0	0	5	3	12	7	71.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	362	365	22	32	268	209	449	509	1,101	1,115	-1.3

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Anmore	9	6	0	0	0	0	0	0	9	6	50.0
Belcarra	2	0	0	0	0	0	0	0	2	0	n/a
Bowen Island	6	13	0	0	0	30	1	0	7	43	-83.7
Burnaby - Mountain	0	0	0	0	0	0	115	95	115	95	21.1
Burnaby - North	54	56	0	4	0	0	33	287	87	347	-74.9
Burnaby - Lougheed Mall	2	3	0	0	0	0	2	3	4	6	-33.3
Burnaby - South & East	20	21	20	28	0	42	261	16	301	107	181.3
Burnaby - Central Park	21	33	6	4	0	4	59	899	86	940	-90.9
Burnaby - Remainder	142	123	54	54	0	37	153	174	349	388	-10.1
Burnaby Total	239	236	80	90	0	83	623	1,474	942	1,883	-50.0
Coquitlam	191	218	30	28	62	73	661	415	944	734	28.6
Delta - Tsawwassen	23	40	2	0	0	0	187	3	212	43	**
Delta - Ladner	18	21	0	0	24	0	5	4	47	25	88.0
Delta - North	58	59	0	2	8	69	52	54	118	184	-35.9
Delta	99	120	2	2	32	69	244	61	377	252	49.6
Langley City	4	8	0	0	0	0	0	0	4	8	-50.0
Langley District	185	196	20	8	346	347	332	157	883	708	24.7
Lion's Bay	1	2	0	0	0	0	0	0	1	2	-50.0
Maple Ridge	261	186	6	28	177	163	48	178	492	555	-11.4
New Westminster	31	44	2	4	32	55	468	0	533	103	**
North Vancouver City	31	35	4	16	0	12	148	301	183	364	-49.7
North Vancouver DM	108	125	0	0	100	25	219	407	427	557	-23.3
Pitt Meadows	15	13	4	2	4	16	1	106	24	137	-82.5
Port Coquitlam	19	20	4	0	98	83	13	103	134	206	-35.0
Port Moody	13	4	0	0	21	0	0	0	34	4	**
Richmond	323	237	20	24	180	53	1,166	1,023	1,689	1,337	26.3
Surrey - South	226	183	36	38	373	218	382	108	1,017	547	85.9
Surrey - Cloverdale	90	53	4	2	86	213	63	89	243	357	-31.9
Surrey - North	303	318	0	2	306	333	413	293	1,022	946	8.0
Surrey - Guildford	12	8	0	0	161	21	7	33	180	62	190.3
Surrey - Whalley	121	85	2	0	4	4	83	444	210	533	-60.6
Surrey Total	752	647	42	42	930	789	948	967	2,672	2,445	9.3
University Endowment Lands	5	3	0	0	11	0	235	94	251	97	158.8
Vancouver - West End	0	0	4	0	0	0	9	0	13	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	875	273	875	273	**
Vancouver - Kitsilano	2	7	0	4	0	0	0	52	2	63	-96.8
Vancouver - False Creek	0	1	0	0	0	0	321	189	321	190	68.9
Vancouver - Granville/Oak	4	6	0	8	10	0	11	4	25	18	38.9
Vancouver - Kerrisdale	26	34	0	0	0	0	26	32	52	66	-21.2
Vancouver - Marpole	44	50	6	4	0	0	72	217	122	271	-55.0
Vancouver - Eastside	515	492	44	82	18	11	1,351	573	1,928	1,158	66.5
Vancouver - Mt. Pleasant	2	1	22	12	12	0	59	118	95	131	-27.5
Vancouver - Strath/Grand	10	3	10	6	0	5	110	295	130	309	-57.9
Vancouver - Westside	217	212	4	2	28	14	312	109	561	337	66.5
Vancouver Total	820	806	90	118	68	30	3,146	1,862	4,124	2,816	46.4
West Vancouver	95	129	0	24	9	4	1	96	105	253	-58.5
White Rock	48	57	2	0	0	0	37	132	87	189	-54.0
First Nations	9	13	0	0	0	0	0	0	9	13	-30.8
Vancouver CMA	3,266	3,118	306	386	2,070	1,832	8,291	7,376	13,933	12,712	9.6

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	27	3	2
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	3	4
Burnaby - Central Park	0	0	0	0	0	0	2	2
Burnaby - Remainder	0	0	0	0	0	0	13	4
Burnaby Total	0	0	0	0	0	27	21	12
Coquitlam	0	7	0	0	0	0	8	7
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	4	0	0	0	0	7	5
Delta	0	4	0	0	0	0	8	5
Langley City	0	0	0	0	0	0	0	0
Langley District	80	29	0	0	0	0	113	7
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	15	30	0	0	0	0	4	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	0	0	0	0	0	131	1
North Vancouver DM	0	0	0	0	0	0	3	9
Pitt Meadows	0	8	0	0	0	42	0	0
Port Coquitlam	40	35	0	0	0	35	3	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	12	0	0	0	0	137	6	7
Surrey - South	38	36	0	0	0	0	81	7
Surrey - Cloverdale	5	0	0	0	0	0	5	4
Surrey - North	49	60	0	0	0	0	28	17
Surrey - Guildford	29	0	0	0	0	0	0	1
Surrey - Whalley	0	0	0	0	0	0	6	6
Surrey Total	121	96	0	0	0	0	120	35
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	1
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	1
Vancouver - Marpole	0	0	0	0	0	0	3	3
Vancouver - Eastside	0	0	0	0	0	82	21	63
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	29	0	0
Vancouver - Westside	0	0	0	0	0	0	2	2
Vancouver Total	0	0	0	0	0	111	26	70
West Vancouver	0	0	0	0	0	0	1	1
White Rock	0	0	0	0	0	0	5	3
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	268	209	0	0	0	352	449	157

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	30	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	115	95	0	0
Burnaby - North	0	0	0	0	0	266	33	21
Burnaby - Lougheed Mall	0	0	0	0	0	0	2	3
Burnaby - South & East	0	42	0	0	245	0	16	16
Burnaby - Central Park	0	4	0	0	44	882	15	17
Burnaby - Remainder	0	37	0	0	42	118	111	56
Burnaby Total	0	83	0	0	446	1,361	177	113
Coquitlam	62	73	0	0	562	296	99	119
Delta - Tsawwassen	0	0	0	0	118	0	69	3
Delta - Ladner	24	0	0	0	0	0	5	4
Delta - North	8	69	0	0	0	0	52	54
Delta	32	69	0	0	118	0	126	61
Langley City	0	0	0	0	0	0	0	0
Langley District	346	347	0	0	100	65	232	92
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	177	163	0	0	40	103	8	75
New Westminster	32	55	0	0	452	0	16	0
North Vancouver City	0	12	0	0	0	165	148	136
North Vancouver DM	100	25	0	0	0	342	219	65
Pitt Meadows	4	16	0	0	0	106	1	0
Port Coquitlam	98	83	0	0	0	101	13	2
Port Moody	21	0	0	0	0	0	0	0
Richmond	180	53	0	0	938	670	228	353
Surrey - South	373	218	0	0	257	75	125	33
Surrey - Cloverdale	86	213	0	0	0	68	63	21
Surrey - North	306	333	0	0	227	125	186	168
Surrey - Guildford	161	21	0	0	0	29	7	4
Surrey - Whalley	4	4	0	0	0	390	83	54
Surrey Total	930	789	0	0	484	687	464	280
University Endowment Lands	11	0	0	0	235	0	0	94
Vancouver - West End	0	0	0	0	9	0	0	0
Vancouver - Downtown	0	0	0	0	521	81	354	192
Vancouver - Kitsilano	0	0	0	0	0	50	0	2
Vancouver - False Creek	0	0	0	0	321	189	0	0
Vancouver - Granville/Oak	10	0	0	0	11	3	0	1
Vancouver - Kerrisdale	0	0	0	0	22	27	4	5
Vancouver - Marpole	0	0	0	0	63	209	9	8
Vancouver - Eastside	3	11	15	0	1,080	323	271	250
Vancouver - Mt. Pleasant	12	0	0	0	58	118	1	0
Vancouver - Strath/Grand	0	5	0	0	66	148	44	147
Vancouver - Westside	28	14	0	0	268	0	44	109
Vancouver Total	53	30	15	0	2,419	1,148	727	714
West Vancouver	9	4	0	0	0	93	1	3
White Rock	0	0	0	0	3	90	34	42
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	2,055	1,832	15	0	5,797	5,227	2,494	2,149

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	1	2	0	0	0	0	1	2
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	6	6	0	27	3	2	9	35
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	8	4	0	0	3	4	11	8
Burnaby - Central Park	3	4	0	0	2	2	5	6
Burnaby - Remainder	19	11	0	0	13	4	32	15
Burnaby Total	36	25	0	27	21	12	57	64
Coquitlam	16	22	0	9	8	8	24	39
Delta - Tsawwassen	2	4	0	0	1	0	3	4
Delta - Ladner	4	5	0	0	0	2	4	7
Delta - North	8	5	0	4	7	5	15	14
Delta	14	14	0	4	8	7	22	25
Langley City	1	0	0	0	0	0	1	0
Langley District	27	12	78	33	115	8	220	53
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	30	44	15	38	4	1	49	83
New Westminster	0	2	0	0	0	0	0	2
North Vancouver City	1	4	0	0	131	2	132	6
North Vancouver DM	9	18	0	0	4	9	13	27
Pitt Meadows	1	2	0	50	0	0	1	52
Port Coquitlam	5	3	40	70	3	0	48	73
Port Moody	1	0	0	0	0	0	1	0
Richmond	35	39	12	137	6	7	53	183
Surrey - South	24	22	50	38	81	7	155	67
Surrey - Cloverdale	6	6	5	0	5	4	16	10
Surrey - North	46	30	49	60	28	20	123	110
Surrey - Guildford	0	2	29	0	0	1	29	3
Surrey - Whalley	14	8	0	0	6	6	20	14
Surrey Total	90	68	133	98	120	38	343	204
University Endowment Lands	1	0	0	0	0	0	1	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	2	0	0	0	1	0	3
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	1	4	0	0	0	3	1	7
Vancouver - Marpole	4	8	0	0	6	6	10	14
Vancouver - Eastside	28	47	0	82	46	87	74	216
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	29	0	0	0	29
Vancouver - Westside	20	10	0	0	7	8	27	18
Vancouver Total	53	71	0	111	59	105	112	287
West Vancouver	9	7	1	0	1	1	11	8
White Rock	7	4	0	0	5	3	12	7
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	337	337	279	577	485	201	1,101	1,115

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
September 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	6.7	4	26.7	1	6.7	5	33.3	4	26.7	15	1,600,000	1,582,928
Year-to-date 2015	2	25.0	0	0.0	3	37.5	2	25.0	1	12.5	8	-	1,860,608
Belcarra													
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Bowen Island													
September 2016	1	33.3	1	33.3	0	0.0	1	33.3	0	0.0	3	-	-
September 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	1	16.7	1	16.7	1	16.7	3	50.0	0	0.0	6	-	-
Year-to-date 2015	6	50.0	2	16.7	2	16.7	2	16.7	0	0.0	12	-	-
Burnaby													
September 2016	0	0.0	0	0.0	2	20.0	6	60.0	2	20.0	10	2,262,500	2,066,569
September 2015	0	0.0	3	12.5	17	70.8	3	12.5	1	4.2	24	1,367,500	1,367,645
Year-to-date 2016	0	0.0	4	2.0	56	27.3	119	58.0	26	12.7	205	1,705,000	1,856,855
Year-to-date 2015	0	0.0	15	5.8	159	61.6	79	30.6	5	1.9	258	1,390,000	1,454,944
Coquitlam													
September 2016	0	0.0	0	0.0	4	33.3	7	58.3	1	8.3	12	1,500,000	1,533,208
September 2015	2	7.1	6	21.4	11	39.3	9	32.1	0	0.0	28	1,215,000	1,276,846
Year-to-date 2016	5	2.6	27	14.1	118	61.8	39	20.4	2	1.0	191	1,275,000	1,293,352
Year-to-date 2015	5	2.1	113	47.1	83	34.6	38	15.8	1	0.4	240	1,010,000	1,119,332
Delta													
September 2016	0	0.0	0	0.0	6	60.0	3	30.0	1	10.0	10	1,375,000	1,674,500
September 2015	0	0.0	9	47.4	9	47.4	1	5.3	0	0.0	19	1,000,000	1,040,232
Year-to-date 2016	0	0.0	8	9.1	53	60.2	21	23.9	6	6.8	88	1,300,000	1,490,811
Year-to-date 2015	4	3.1	63	48.8	52	40.3	10	7.8	0	0.0	129	995,000	1,092,740
Langley City													
September 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	4	66.7	2	33.3	0	0.0	0	0.0	6	-	-
Year-to-date 2015	2	20.0	7	70.0	1	10.0	0	0.0	0	0.0	10	-	-
Langley District													
September 2016	2	6.7	15	50.0	3	10.0	9	30.0	1	3.3	30	950,000	1,282,075
September 2015	10	43.5	11	47.8	0	0.0	2	8.7	0	0.0	23	760,000	835,173
Year-to-date 2016	37	21.8	73	42.9	29	17.1	26	15.3	5	2.9	170	887,500	1,092,773
Year-to-date 2015	95	46.6	61	29.9	22	10.8	21	10.3	5	2.5	204	760,000	959,835

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
Maple Ridge													
September 2016	13	61.9	7	33.3	1	4.8	0	0.0	0	0.0	21	645,000	710,539
September 2015	48	94.1	2	3.9	1	2.0	0	0.0	0	0.0	51	500,000	553,584
Year-to-date 2016	213	77.2	44	15.9	17	6.2	2	0.7	0	0.0	276	630,000	670,604
Year-to-date 2015	202	88.2	21	9.2	6	2.6	0	0.0	0	0.0	229	600,000	606,707
New Westminster													
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2015	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	-	-
Year-to-date 2016	2	6.5	9	29.0	16	51.6	4	12.9	0	0.0	31	995,000	1,081,401
Year-to-date 2015	19	36.5	18	34.6	15	28.8	0	0.0	0	0.0	52	782,500	850,773
North Vancouver City													
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2015	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	4	-	1,496,750
Year-to-date 2016	0	0.0	0	0.0	10	41.7	12	50.0	2	8.3	24	-	1,544,491
Year-to-date 2015	0	0.0	0	0.0	15	38.5	24	61.5	0	0.0	39	1,527,500	1,631,355
North Vancouver DM													
September 2016	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	4,345,000	4,561,617
September 2015	0	0.0	0	0.0	1	6.7	12	80.0	2	13.3	15	2,020,000	2,093,060
Year-to-date 2016	0	0.0	0	0.0	11	10.7	55	53.4	37	35.9	103	2,300,000	2,542,120
Year-to-date 2015	0	0.0	0	0.0	24	18.5	89	68.5	17	13.1	130	1,957,500	2,005,812
Pitt Meadows													
September 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
September 2015	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2016	10	71.4	3	21.4	1	7.1	0	0.0	0	0.0	14	-	-
Year-to-date 2015	14	100.0	0	0.0	0	0.0	0	0.0	0	0.0	14	-	641,225
Port Coquitlam													
September 2016	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
September 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	1	5.6	12	66.7	5	27.8	0	0.0	0	0.0	18	-	803,250
Year-to-date 2015	3	21.4	10	71.4	1	7.1	0	0.0	0	0.0	14	-	786,790
Port Moody													
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	9	75.0	2	16.7	1	8.3	12	1,300,000	1,443,711
Year-to-date 2015	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	-	-
Richmond													
September 2016	0	0.0	0	0.0	1	5.3	7	36.8	11	57.9	19	2,500,000	2,689,333
September 2015	1	1.6	2	3.3	27	44.3	18	29.5	13	21.3	61	1,545,000	1,792,064
Year-to-date 2016	0	0.0	7	2.9	15	6.2	118	48.6	103	42.4	243	2,225,000	2,405,999
Year-to-date 2015	1	0.3	11	3.6	102	33.3	138	45.1	54	17.6	306	1,742,500	1,857,865

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
September 2016	1	1.2	29	34.5	37	44.0	14	16.7	3	3.6	84	1,100,000	1,289,010
September 2015	18	23.4	40	51.9	14	18.2	4	5.2	1	1.3	77	875,000	967,716
Year-to-date 2016	67	8.8	308	40.6	253	33.4	105	13.9	25	3.3	758	1,000,000	1,192,365
Year-to-date 2015	251	35.0	312	43.5	100	13.9	37	5.2	17	2.4	717	830,000	954,838
University Endowment Lands													
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Vancouver City													
September 2016	0	0.0	0	0.0	6	7.9	7	9.2	63	82.9	76	3,610,000	4,664,433
September 2015	0	0.0	0	0.0	18	28.1	21	32.8	25	39.1	64	1,997,500	2,764,563
Year-to-date 2016	2	0.4	8	1.5	59	11.3	165	31.5	290	55.3	524	2,642,500	3,263,606
Year-to-date 2015	5	0.9	8	1.4	117	20.0	213	36.4	242	41.4	585	2,165,000	2,516,768
West Vancouver													
September 2016	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	5,425,000	##########
September 2015	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	-	3,167,600
Year-to-date 2016	0	0.0	0	0.0	0	0.0	14	14.0	86	86.0	100	4,247,500	5,293,980
Year-to-date 2015	0	0.0	0	0.0	2	1.6	18	14.2	107	84.3	127	3,120,000	3,545,327
White Rock													
September 2016	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	-	2,797,857
September 2015	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	-	2,399,750
Year-to-date 2016	0	0.0	2	3.7	4	7.4	27	50.0	21	38.9	54	2,100,000	2,371,440
Year-to-date 2015	0	0.0	5	11.6	9	20.9	18	41.9	11	25.6	43	-	1,927,167
First Nations													
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	-	607,900
Year-to-date 2015	11	100.0	0	0.0	0	0.0	0	0.0	0	0.0	11	-	549,900
Vancouver CMA													
September 2016	18	6.1	54	18.3	61	20.7	56	19.0	106	35.9	295	1,700,000	2,856,376
September 2015	85	22.1	74	19.3	102	26.6	75	19.5	48	12.5	384	1,155,000	1,473,710
Year-to-date 2016	348	12.2	514	18.0	660	23.1	718	25.2	614	21.5	2,854	1,400,000	1,906,251
Year-to-date 2015	620	19.8	647	20.6	714	22.8	692	22.1	462	14.7	3,135	1,200,000	1,538,216

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units September 2016						
Submarket	Sept 2016	Sept 2015	% Change	YTD 2016	YTD 2015	% Change
Anmore	-	-	n/a	1,582,928	1,860,608	-14.9
Belcarra	-	-	n/a	-	-	n/a
Bowen Island	-	-	n/a	-	-	n/a
Burnaby	2,066,569	1,367,645	51.1	1,856,855	1,454,944	27.6
Coquitlam	1,533,208	1,276,846	20.1	1,293,352	1,119,332	15.5
Delta	1,674,500	1,040,232	61.0	1,490,811	1,092,740	36.4
Langley City	-	-	n/a	-	-	n/a
Langley District	1,282,075	835,173	53.5	1,092,773	959,835	13.9
Lion's Bay	-	-	n/a	-	-	n/a
Maple Ridge	710,539	553,584	28.4	670,604	606,707	10.5
New Westminster	-	-	n/a	1,081,401	850,773	27.1
North Vancouver City	-	1,496,750	n/a	1,544,491	1,631,355	-5.3
North Vancouver DM	4,561,617	2,093,060	117.9	2,542,120	2,005,812	26.7
Pitt Meadows	-	-	n/a	-	641,225	n/a
Port Coquitlam	-	-	n/a	803,250	786,790	2.1
Port Moody	-	-	n/a	1,443,711	-	n/a
Richmond	2,689,333	1,792,064	50.1	2,405,999	1,857,865	29.5
Surrey	1,289,010	967,716	33.2	1,192,365	954,838	24.9
University Endowment Lands	-	-	n/a	-	-	n/a
Vancouver City	4,664,433	2,764,563	68.7	3,263,606	2,516,768	29.7
West Vancouver	15,070,000	3,167,600	375.8	5,293,980	3,545,327	49.3
White Rock	2,797,857	2,399,750	16.6	2,371,440	1,927,167	23.1
First Nations	-	-	n/a	607,900	549,900	10.5
Vancouver CMA	2,856,376	1,473,710	93.8	1,906,251	1,538,216	23.9

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Vancouver

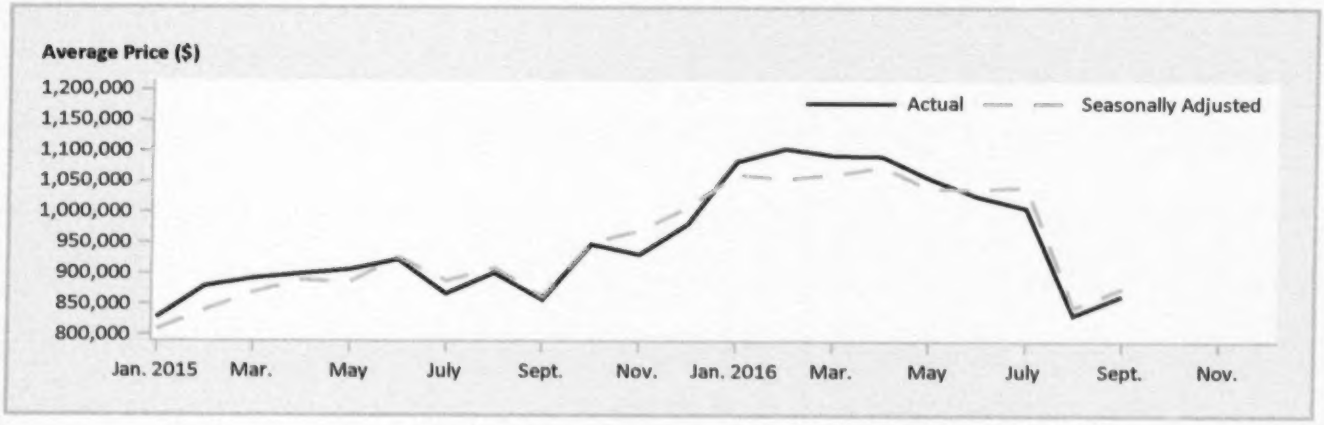


Figure 5.2: MLS® Residential Sales for Vancouver

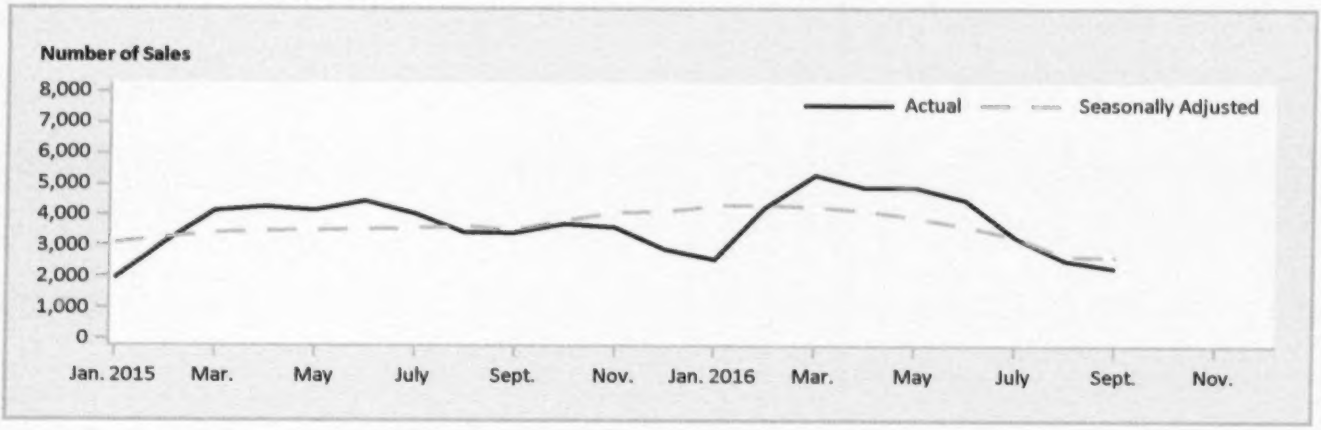
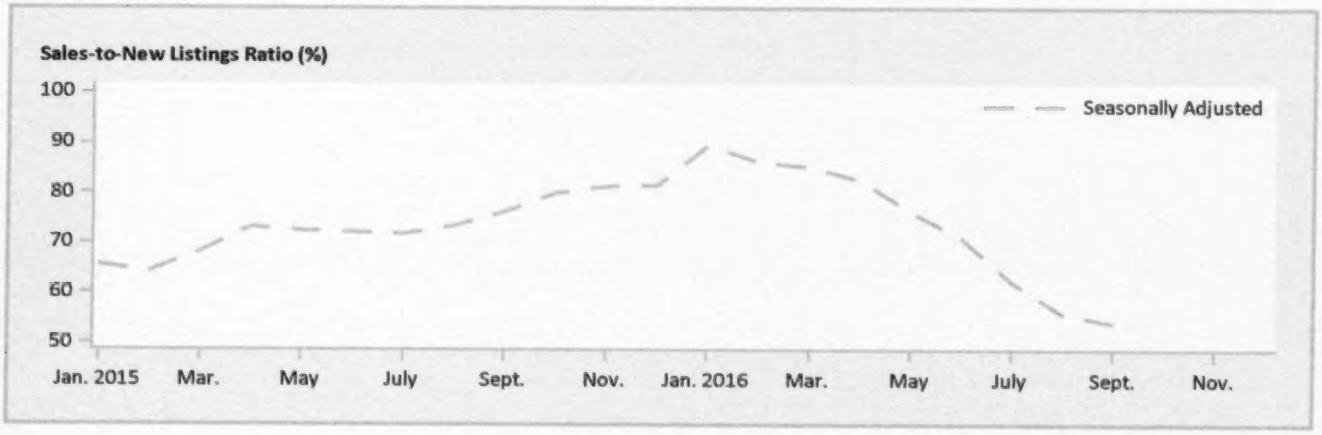


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Vancouver



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
September 2016

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	95.8	119.7	1,280	5.9	64.5	906
	February	567	2.89	4.74	95.8	120.6	1,279	5.9	64.4	913
	March	567	2.89	4.74	95.8	121.5	1,278	6.0	64.3	921
	April	561	2.89	4.64	96.4	121.3	1,271	6.1	63.8	928
	May	561	2.89	4.64	96.4	122.4	1,274	6.1	64.0	934
	June	561	2.89	4.64	96.7	122.4	1,278	6.1	64.0	930
	July	561	2.89	4.64	97.0	122.5	1,286	6.0	64.2	921
	August	561	2.89	4.64	97.1	122.7	1,291	5.7	64.2	921
	September	561	2.89	4.64	97.5	122.7	1,300	5.8	64.6	925
	October	561	2.89	4.64	97.7	122.4	1,317	5.9	65.4	927
	November	561	3.14	4.64	98.2	122.7	1,330	5.8	65.8	926
	December	561	3.14	4.64	98.4	122.4	1,337	5.7	66.1	925
2016	January	561	3.14	4.64	98.8	122.7	1,337	5.7	66.0	932
	February	561	3.14	4.64	99.6	122.8	1,339	6.1	66.3	932
	March	561	3.14	4.64	100.0	124.0	1,342	6.3	66.5	924
	April	561	3.14	4.64	100.2	124.0	1,348	6.0	66.5	915
	May	561	3.14	4.64	101.3	124.9	1,352	5.7	66.4	913
	June	561	3.14	4.64	101.7	125.3	1,358	5.4	66.4	919
	July	567	3.14	4.74	102.3	125.7	1,366	5.5	66.8	921
	August	567	3.14	4.74	102.3	125.6	1,372	5.2	66.8	924
	September	561	3.14	4.64		125.4	1,374	4.9	66.6	923
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA
September 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2016	31	0	0	0	27	0	0	4	62
September 2015	52	0	0	0	8	98	3	10	171
% Change	-40.4	n/a	n/a	n/a	**	-100.0	-100.0	-60.0	-63.7
Year-to-date 2016	327	16	10	21	204	200	30	62	870
Year-to-date 2015	248	4	0	1	93	165	21	63	595
% Change	31.9	**	n/a	**	119.4	21.2	42.9	-1.6	46.2
UNDER CONSTRUCTION									
September 2016	306	16	10	25	217	306	23	78	981
September 2015	262	4	0	0	110	294	16	67	753
% Change	16.8	**	n/a	n/a	97.3	4.1	43.8	16.4	30.3
COMPLETIONS									
September 2016	40	0	0	7	8	0	1	6	62
September 2015	29	0	0	0	0	0	4	6	39
% Change	37.9	n/a	n/a	n/a	n/a	n/a	-75.0	0.0	59.0
Year-to-date 2016	311	0	0	20	145	67	20	57	620
Year-to-date 2015	162	0	0	1	58	150	22	32	425
% Change	92.0	n/a	n/a	**	150.0	-55.3	-9.1	78.1	45.9
COMPLETED & NOT ABSORBED									
September 2016	41	0	0	3	7	73	n/a	n/a	124
September 2015	23	0	0	0	50	86	n/a	n/a	159
% Change	78.3	n/a	n/a	n/a	-86.0	-15.1	n/a	n/a	-22.0
ABSORBED									
September 2016	17	0	0	4	6	0	n/a	n/a	27
September 2015	37	0	0	0	0	0	n/a	n/a	37
% Change	-54.1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-27.0
Year-to-date 2016	292	1	0	17	164	75	n/a	n/a	549
Year-to-date 2015	187	0	0	1	48	80	n/a	n/a	316
% Change	56.1	n/a	n/a	**	**	-6.3	n/a	n/a	73.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
September 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
September 2016	19	0	0	0	17	0	0	4	40
September 2015	44	0	0	0	8	98	2	9	161
Mission DM									
September 2016	12	0	0	0	10	0	0	0	22
September 2015	8	0	0	0	0	0	1	1	10
First Nations									
September 2016	0	0	0	0	0	0	0	0	0
September 2015	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
September 2016	31	0	0	0	27	0	0	4	62
September 2015	52	0	0	0	8	98	3	10	171
UNDER CONSTRUCTION									
Abbotsford City									
September 2016	222	0	0	22	193	306	18	76	837
September 2015	198	0	0	0	110	294	10	66	678
Mission DM									
September 2016	84	16	10	3	24	0	5	2	144
September 2015	64	4	0	0	0	0	6	1	75
First Nations									
September 2016	0	0	0	0	0	0	0	0	0
September 2015	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
September 2016	306	16	10	25	217	306	23	78	981
September 2015	262	4	0	0	110	294	16	67	753
COMPLETIONS									
Abbotsford City									
September 2016	26	0	0	7	8	0	1	4	46
September 2015	11	0	0	0	0	0	1	6	18
Mission DM									
September 2016	14	0	0	0	0	0	0	2	16
September 2015	18	0	0	0	0	0	3	0	21
First Nations									
September 2016	0	0	0	0	0	0	0	0	0
September 2015	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
September 2016	40	0	0	7	8	0	1	6	62
September 2015	29	0	0	0	0	0	4	6	39

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
September 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
September 2016	25	0	0	3	7	73	n/a	n/a	108
September 2015	13	0	0	0	50	86	n/a	n/a	149
Mission DM									
September 2016	16	0	0	0	0	0	n/a	n/a	16
September 2015	10	0	0	0	0	0	n/a	n/a	10
First Nations									
September 2016	0	0	0	0	0	0	n/a	n/a	0
September 2015	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
September 2016	41	0	0	3	7	73	n/a	n/a	124
September 2015	23	0	0	0	50	86	n/a	n/a	159
ABSORBED									
Abbotsford City									
September 2016	15	0	0	4	6	0	n/a	n/a	25
September 2015	19	0	0	0	0	0	n/a	n/a	19
Mission DM									
September 2016	2	0	0	0	0	0	n/a	n/a	2
September 2015	18	0	0	0	0	0	n/a	n/a	18
First Nations									
September 2016	0	0	0	0	0	0	n/a	n/a	0
September 2015	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
September 2016	17	0	0	4	6	0	n/a	n/a	27
September 2015	37	0	0	0	0	0	n/a	n/a	37

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Abbotsford-Mission CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	363	4	0	5	154	165	25	90	806
% Change	60.6	n/a	n/a	n/a	129.9	13.0	0.0	157.1	61.5
2014	226	0	0	0	67	146	25	35	499
% Change	21.5	n/a	n/a	n/a	-26.4	-24.0	66.7	-86.8	-33.4
2013	186	0	0	0	91	192	15	265	749
% Change	-2.6	-100.0	-100.0	n/a	3.4	**	114.3	n/a	101.9
2012	191	2	52	0	88	31	7	0	371
% Change	-18.4	0.0	-23.5	-100.0	-34.8	-64.4	-30.0	n/a	-30.9
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	% Change
Abbotsford City	19	46	0	0	17	8	4	107	40	161	-75.2
Mission DM	12	9	0	0	10	0	0	1	22	10	120.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	31	55	0	0	27	8	4	108	62	171	-63.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Abbotsford City	258	199	12	0	168	93	257	227	695	519	33.9
Mission DM	120	71	16	4	34	0	5	1	175	76	130.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	378	270	28	4	202	93	262	228	870	595	46.2

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015
Abbotsford City	17	8	0	0	0	98	4	9
Mission DM	10	0	0	0	0	0	0	1
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	27	8	0	0	0	98	4	10

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	168	93	0	0	200	165	57	62
Mission DM	34	0	0	0	0	0	5	1
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	202	93	0	0	200	165	62	63

Table 2.4: Starts by Submarket and by Intended Market
September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015
Abbotsford City	19	44	17	106	4	11	40	161
Mission DM	12	8	10	0	0	2	22	10
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	31	52	27	106	4	13	62	171

Table 2.5: Starts by Submarket and by Intended Market
January - September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	216	185	400	259	79	75	695	519
Mission DM	137	67	25	0	13	9	175	76
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	353	252	425	259	92	84	870	595

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	% Change
Abbotsford City	34	12	0	0	8	0	4	6	46	18	155.6
Mission DM	14	21	0	0	0	0	2	0	16	21	-23.8
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	48	33	0	0	8	0	6	6	62	39	59.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Abbotsford City	261	98	2	2	143	56	120	182	526	338	55.6
Mission DM	90	87	0	0	0	0	4	0	94	87	8.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	351	185	2	2	143	56	124	182	620	425	45.9

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015
Abbotsford City	8	0	0	0	0	0	4	6
Mission DM	0	0	0	0	0	0	2	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	8	0	0	0	0	0	6	6

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	143	56	0	0	67	150	53	32
Mission DM	0	0	0	0	0	0	4	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	143	56	0	0	67	150	57	32

Table 3.4: Completions by Submarket and by Intended Market
September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015
Abbotsford City	26	11	15	0	5	7	46	18
Mission DM	14	18	0	0	2	3	16	21
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	40	29	15	0	7	10	62	39

Table 3.5: Completions by Submarket and by Intended Market
January - September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Abbotsford City	227	86	232	209	67	43	526	338
Mission DM	84	76	0	0	10	11	94	87
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	311	162	232	209	77	54	620	425

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
September 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
September 2016	2	10.5	2	10.5	7	36.8	3	15.8	5	26.3	19	-	-
September 2015	2	10.5	4	21.1	2	10.5	8	42.1	3	15.8	19	670,000	628,203
Year-to-date 2016	19	8.3	25	10.9	59	25.7	85	37.0	42	18.3	230	655,000	673,587
Year-to-date 2015	14	14.3	27	27.6	22	22.4	17	17.3	18	18.4	98	580,000	604,418
Mission DM													
September 2016	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
September 2015	5	27.8	3	16.7	7	38.9	1	5.6	2	11.1	18	575,000	549,583
Year-to-date 2016	13	16.5	19	24.1	32	40.5	9	11.4	6	7.6	79	572,500	568,461
Year-to-date 2015	30	33.3	43	47.8	14	15.6	1	1.1	2	2.2	90	465,000	490,247
First Nations													
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Abbotsford-Mission CMA													
September 2016	2	9.5	2	9.5	8	38.1	3	14.3	6	28.6	21	650,000	682,098
September 2015	7	18.9	7	18.9	9	24.3	9	24.3	5	13.5	37	600,000	589,955
Year-to-date 2016	32	10.4	44	14.2	91	29.4	94	30.4	48	15.5	309	640,000	647,969
Year-to-date 2015	44	23.4	70	37.2	36	19.1	18	9.6	20	10.6	188	520,000	547,090

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
September 2016

Submarket	Sept 2016	Sept 2015	% Change	YTD 2016	YTD 2015	% Change
Abbotsford City	-	628,203	n/a	673,587	604,418	11.4
Mission DM	-	549,583	n/a	568,461	490,247	16.0
First Nations	-	-	n/a	-	-	n/a
Abbotsford-Mission CMA	682,098	589,955	15.6	647,969	547,090	18.4

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Fraser Valley

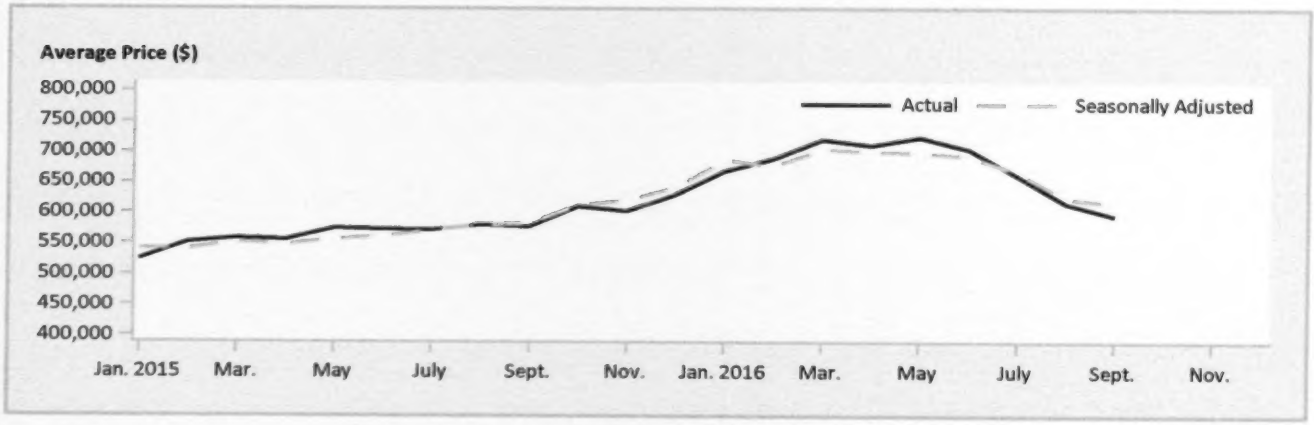


Figure 5.2: MLS® Residential Sales for Fraser Valley

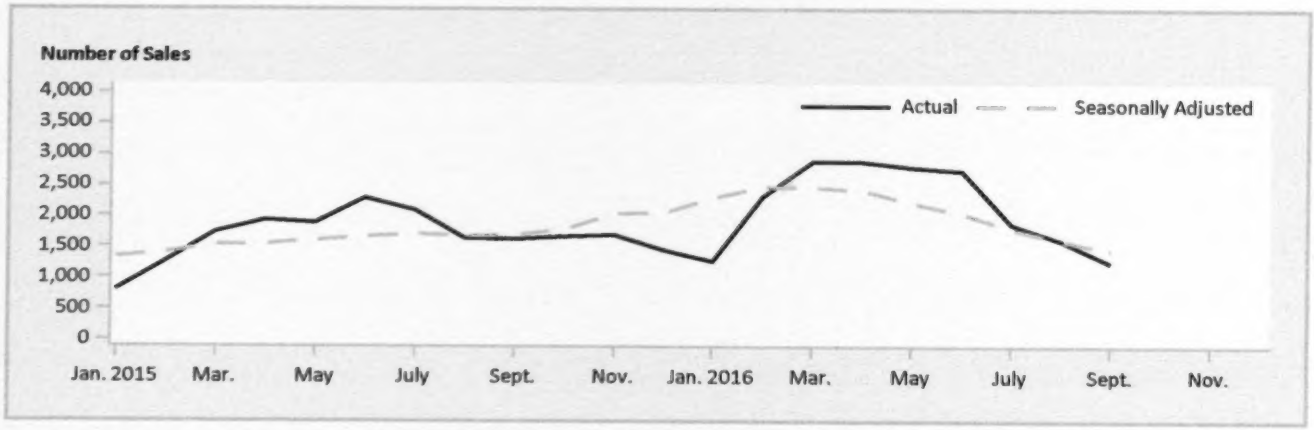
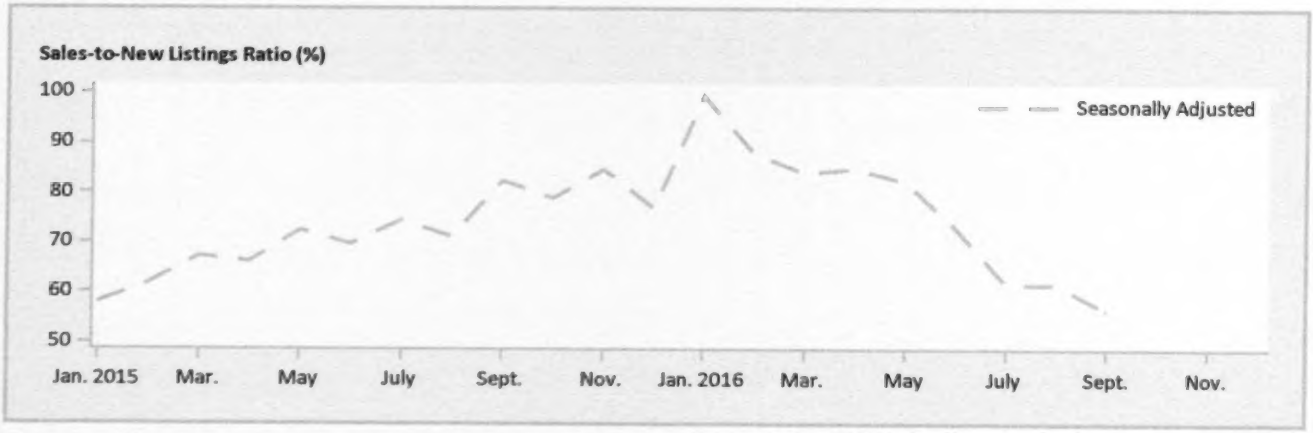


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Fraser Valley



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics
Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission.

Table 6: Economic Indicators
September 2016

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	94.4	118.0	88	5.9	64.6	846
	February	567	2.89	4.74	94.4	118.9	89	5.6	65.5	850
	March	567	2.89	4.74	94.4	119.8	91	5.7	66.7	854
	April	561	2.89	4.64	94.9	119.6	92	5.8	67.6	867
	May	561	2.89	4.64	94.9	120.6	93	5.6	68.0	866
	June	561	2.89	4.64	95.1	120.7	93	5.5	68.0	870
	July	561	2.89	4.64	95.4	120.8	92	5.5	67.4	870
	August	561	2.89	4.64	95.5	121.0	91	5.8	66.7	875
	September	561	2.89	4.64	95.8	121.0	90	6.1	66.2	863
	October	561	2.89	4.64	96.1	120.6	90	6.9	66.4	844
	November	561	3.14	4.64	96.5	120.8	90	7.2	66.6	823
	December	561	3.14	4.64	96.7	120.4	90	7.6	67.0	817
2016	January	561	3.14	4.64	97.1	120.7	90	7.3	66.7	825
	February	561	3.14	4.64	97.9	120.8	90	7.1	66.1	839
	March	561	3.14	4.64	98.2	121.8	89	7.0	65.3	861
	April	561	3.14	4.64	98.5	121.8	89	6.9	64.8	863
	May	561	3.14	4.64	99.5	122.7	88	7.2	64.7	867
	June	561	3.14	4.64	99.9	123.1	89	6.9	64.6	864
	July	567	3.14	4.74	100.5	123.3	90	6.3	65.3	871
	August	567	3.14	4.74	100.5	123.4	92	6.0	65.9	885
	September	561	3.14	4.64		123.2	93	6.0	66.7	888
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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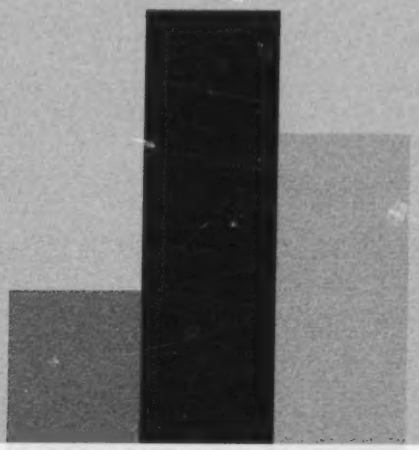

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